



CONSULTING
ENGINEERS, INC.

ENGINEERING INSPECTION REPORT

THE COLONY BEACH and TENNIS RESORT

Longboat Key, Florida



PREPARED FOR:

Town of Longboat Key
501 Bay Isles Road
Longboat Key, FL 34228



- CONTENTS -

- 1.0 PURPOSE**
- 2.0 DESCRIPTION OF SITE**
- 3.0 BUILDING CODE, LAWS AND ORDINANCES**
- 4.0 GENERAL OBSERVATIONS**
- 5.0 REQUIRED REPAIRS**
- 6.0 DISCUSSION**
- 7.0 CONCLUSION**
- 8.0 REFERENCES**

Appendix A – Select Photographs Showing Typical Conditions

Appendix B – DVD Containing All Inspection Photographs & Report

1.0 PURPOSE:

At the request of the Town of Longboat Key, PEGroup inspected the subject condominium buildings and accessory buildings between the dates of February 10, 2014 through February 14, 2014. The purpose of our inspection was to assess the structural conditions of the buildings. Our inspection was of a visual nature only. No testing or any kind of intrusive examination or demolition was performed.

2.0 DESCRIPTION OF SITE:

The Colony Beach and Tennis Resort is comprised of 30 residential, administration, and restaurant buildings and occupies approximately 18 acres on Longboat Key along the shore of the Gulf of Mexico. The site is located within the Town of Longboat Key in Sarasota County, Florida.

Development of The Colony Beach & Tennis Resort began in 1969. At that time the Colony consisted of 110 assorted bungalows and a couple of concrete tennis courts. The property was soon transformed into The Colony Beach & Tennis Resort, with 208 villa suites and 26 other accommodations ranging from cottages directly on the beach, to Gulf view or tennis view penthouses. After more than 40 years of operation The Colony Beach & Tennis Resort closed on or about August 15, 2010. (Information obtained from the Colony website <http://www.colonybeachresort.com/about/index.html>)

Access to the site is via an entrance drive located along the west side of Gulf of Mexico Drive. The Guardhouse, Sales/Marketing, Conference Center are located near the site entrance. The Maintenance and Housekeeping/Accounting buildings are located to the south of the site entrance. Paved access drives wind through the site and provide access to the 18 Villa buildings generally scattered throughout the center portion of the site, and to the Midrise building, beach cottages, and Restaurant building/swimming pool located at the west side of the site. Tennis courts are located at the center-east side and center of the site.

At the time of our site visit, The Colony was closed. The building entrances were locked and/or boarded to deter interior access. Our inspection of the buildings consisted primarily of exterior observations. Where possible, the building roofs were accessed and interior conditions were observed through windows.

The Colony consisted of the following buildings:

| Building Name | Description |
|----------------------|--|
| Villas 1-18 | 3 story multi-unit villa suites (18 buildings ranging from 8 to 16 units per building) |
| Midrise | 6 story multi-unit beach-view/tennis-view suites |

| | |
|-------------------------|--|
| Beach Units | 1 story multi-unit beach cottage |
| Lanai Units | 1 story multi-unit beach cottage |
| Beachcomber | 1 story multi-unit beach cottage |
| Vagabond/Beach View | 2 story multi-unit beach cottage |
| Castaways | 1 story multi-unit beach cottage |
| Sales/Marketing | 1 story administration building |
| Conference Center | 1 story – includes fitness center |
| Guardhouse | 1 story administration building |
| Maintenance | 1 story administration building |
| Housekeeping/Accounting | 1 story administration building |
| Restaurant Complex | 1 story waterfront restaurants - includes two 2 nd story multi-unit beach-view suites |

3.0 BUILDING CODE, LAWS AND ORDINANCES:

Our review of applicable local, State and Federal codes, laws and ordinances consisted of the following:

Town Code – Town of Longboat Key, Florida

Town Code 150.22 establishes the procedure for evaluating if a building or structure constitutes a public nuisance. The Code dictates structural and safety-related conditions under which, if present, result in dangerous structures and/or unsafe conditions and establishes procedures under which repairs must be made by the property owner.

Town Code 150.22 (C) (3) states:

In any case where a "dangerous structure" is 50 % damaged or decayed, or deteriorated from its original value or structure, it shall be demolished and in all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this chapter it shall be demolished.

Florida Building Code (FBC) and Florida Department of Environmental Protection (FDEP) Requirements

The Florida Building Code (FBC) regulates repairs to existing building. Definitions included in the FBC are as follows:

- **DANGEROUS.** Any building, structure or portion thereof that meets any of the conditions described below shall be deemed *dangerous*:

1. The building or structure has collapsed, partially collapsed, moved off its foundation or lacks the support of ground necessary to support it.
 2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under service loads.
- FLOOD HAZARD AREA. The greater of the following two areas:
 1. The area within a flood plain subject to a 1 % or greater chance of flooding in any year.
 2. The area designated as a *flood hazard area* on a community's flood hazard map, or otherwise legally designated.
 - SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceeding 50 % of the market value of the structure before the damage occurred.
 - SUBSTANTIAL STRUCTURAL DAMAGE. A condition where:
 1. In any story, the elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 20 % from its pre-damaged condition; or
 2. The capacity of any vertical load-carrying component, or any group of such components, that supports more than 30 % of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 % from its predamaged condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 % of that required by the *Florida Building Code, Building* for new buildings of similar structure, purpose and location.
 - UNSAFE. Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "*Dangerous*," or that are otherwise *dangerous* to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.
 - VALUE. The estimated current replacement cost of the building in kind.

The FBC: Existing Building, Chapter 5 – Repairs addresses specific requirements governing structural repairs. Section 506.2.4 - Flood Hazard Areas states that in flood hazard areas, buildings that have sustained *substantial damage* shall be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

The FBC: Building, Chapter 16 – Structural Design addresses specific requirements governing design of structures located within flood hazard areas. The Florida Department of Environmental Protection (FDEP) established the coastal construction control line (CCCL) and one-hundred-year storm elevations and design grades which provides elevation standards for the design and construction of habitable structures located seaward of a CCCL. The FBC: Building, Chapter 31 - Special Construction also addresses the specific design and construction requirements for structures located seaward of a CCCL.

The FDEP defines the CCCL as the delineation of the area of the beach-dune system that is expected to be subject to severe fluctuation resulting from a one-hundred-year storm event. The FDEP defines the one-hundred-year storm elevation as the height of the breaking wave crest or wave approach as superimposed on the storm surge with dynamic wave set-up of a one-hundred year storm.

The FBC: Building, Section 3109 dictates that structures located seaward of the coastal construction control line are designed to resist the predicted forces associated with a 100-year storm event. Section 3109 further states the requirements are applicable to substantial improvement of or additions to existing habitable structures. Section 3109 provides an exception regarding existing structures as follows: “The standards for buildings seaward of a CCCL area do not apply to any modification, maintenance or repair of any existing structure within the limits of the existing foundation which does not require, involve or include any additions to, or repair or modification of, the existing foundation of that structure.” This means repairs are not allowed to be made to existing foundations, which by definition, prohibits repairs to concrete and masonry piers.

The FDEP requires that the lowest horizontal structural member of such structures located seaward of the CCCL be located above the local one-hundred-year storm elevation, as presented on the *Coastal County Map of Sarasota County and the One-Hundred-Year Storm Elevation Requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line* prepared by the FDEP.

In the *Rules and Procedures for Coastal Construction and Excavation* (Chapter 62B-33 of the Florida Administrative Code), *Foundation* is defined as follows:

- **FOUNDATION** - the portion of a structure which transmits the associated dead and live loads of the structure to the ground and includes, but is not limited to, spread footings, foundation walls, posts, piers, piles, beams, girders, structural slabs, cross bracing, and all related connectors. For habitable major structures, the foundation includes all load bearing components below the first habitable floor. (FAC 62B-33.002 (26) - Definitions)

The Florida Building Code: Existing Building, addresses the evaluation and upgrade of the existing roofs required at the time repairs and/or roof covering replacement. In accordance with Chapter 6, Alterations, repair or replacement of more than 25% of a

building's roof covering in a 12 month period necessitates that the existing roof decking attachment be evaluated and upgraded and that a secondary water barrier be provided. Chapter 5, Structural, dictates that where roofing materials are removed from more than 50% of the roof diaphragm of a building or section of a building where the roof diaphragm is a part of the main windforce-resisting system the integrity of the roof diaphragm shall be evaluated and if found deficient because of insufficient or deteriorated connections, such connections shall be provided or replaced.

United States Code of Federal Regulations (CFR), Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP) Requirements

The United States Code of Federal Regulations (CFR), Title 44 - Emergency Management and Assistance - authorizes the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP). Parts 59 and 60 regulate construction in flood plains and include the following:

Definitions:

- **BUILDING VALUE.** Market value of structure only, excluding land and exterior improvements, such as swimming pools, pool enclosures, accessory structures, landscaping, paving, fencing.
- **COASTAL HIGH HAZARD AREA.** An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources.
- **SUBSTANTIAL DAMAGE.** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceeding 50 % of the market value of the structure before the damage occurred.
- **SUBSTANTIAL IMPROVEMENT.** Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 % of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed.

CFR 60 requires that all new construction and substantial improvements of residential and non-residential structures within Zones A1-30, AE and AH zones on the community's FIRM have the lowest floor (including basement) elevated to or above the base flood level. Non-residential structures may be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

Pre-FIRM buildings (structures built prior to December 31, 1974 or the date the Community began participating in the National Flood Insurance Program (NFIP)) must be elevated if damaged by any cause for which repair costs are 50% or more of the value of the building. When a Pre-FIRM building is proposed to be remodeled, renovated, rehabilitated, added to, or in any way improved, the proposed modifications must be evaluated for "substantial improvement." If the total costs of improvement are 50% or more of the building value, the building must come into compliance with National Flood Insurance Program (NFIP). "Total costs" mean all structural costs, as well as all finish materials, built-in appliances, hardware, in addition to profit and overhead.

All new construction and substantial improvements shall be elevated on pilings and columns so that (i) the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level; and (ii) the pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.

4.0 GENERAL OBSERVATIONS:

Villas 1-18

Construction:

- Construction date – 1973/74
- Total of 18 - 3 story buildings
- Concrete pier foundation, steel and wood floor framing
- 1st story finished floor approximately 3-4' above grade
- Wood frame exterior walls covered with wood panel sheathing
- Wood frame gable roof covered with asphalt shingles
- Based on information provided by the Town of Longboat Key, Florida regarding the location of the coastal construction control line (CCCL), Villas 1, 2, 3, 7, 8, 9, 10, 11, 17, and 18 are located seaward of the CCCL
- Based on information provided by the Town of Longboat Key, Florida regarding the location of the coastal construction control line (CCCL), Villas 4, 5, 6, 12, 13, 14, 15, and 16 are landward of the CCCL

Observed damage: The observed damage was consistent throughout the Villas. The following is a general description of the observed damage.

- The concrete piers exhibited minor to severe cracks and/or spalling; the results of random sampling was as follows:
 - Villa 14 (16 units) located at the northeast corner of the site and furthest from the Gulf

- 9 of 33 (27%) concrete piers located beneath the northwest ¼ of the building exhibited minor to severe cracks and/or spalling/exposed steel reinforcement
- Villa 16 (8 units) located at the north center of the site
 - 31 of 33 (94%) concrete piers located beneath the south ½ of the building exhibited minor to severe cracks and/or spalling/exposed steel reinforcement
- Villa 18 (8 units) located at the north center of the site and nearest to the Gulf
 - 52 of 54 (96%) concrete piers located beneath the north ½ of the building exhibited minor to severe cracks and/or spalling/exposed steel reinforcement
- Moderate to severe corrosion (rust) of the steel I-beam floor framing; more severe rust was observed beneath the Villas closer to the Gulf;
 - Wood beams were previously added to reinforce the corroded I-beams beneath Villa 18; severely corroded and unreinforced I-beams remained
 - Complete failure of the I-beam/pier steel connection beneath Villa 10
- Areas of rot on the wood panel sheathing throughout the villa buildings; severe areas of rot were located beneath 1st story windows and at the interface of balconies and handrails with exterior walls; rot extended to wall and floor framing; numerous areas of sheathing repair/replacement
 - Rotted sheathing at the balcony/handrail to wall connection on Villa 7
 - Rotted sheathing and floor framing beneath the 1st story windows on Villa 10
- Areas of damage on the wood panel sheathing throughout the villa buildings as a result of animals (woodpeckers, etc); numerous areas of sheathing repair/replacement
- Numerous 1st and 2nd story balcony decks and 2nd story walkways evidenced deformation (sag) of the wood members, partial collapse, and/or previous repairs; rot/failure of balcony and walkway handrails
 - Balcony collapse on Villa 2
 - Balcony collapse on Villa 6
 - Balcony collapse on Villa 12
- Failure of wood deck, stairs, and handrails at the 1st story building entries – severe deterioration, areas of rot, vertical displacement, failed connections/support, etc.

Midrise

Construction: The Midrise was not accessible and all observations were made from the ground. We were informed the reported damage included failing joists and connections

on the elevated floors (not inspected) and spalling of the concrete parapet and detached handrail at the south balcony (observed from the ground).

- Construction date – 1973/74
- 6 story, suspect the building has a pile foundation
- 1st level floor slab appeared to be approximately 3' above grade; seaward of the coastal construction control line
- Concrete/CMU exterior walls covered with stucco
- Roof: not determined

Beach Units

Construction:

- Construction date – Unknown
- 1 story, concrete slab on grade
- Finished floor approximately 1' above grade; seaward of the coastal construction control line
- CMU exterior and party walls with wood frame exterior walls on the north side
- Wood frame roof covered with asphalt shingles

Observed damage:

- Cracks/spalls in the concrete lintel and bond beam on the west and south sides with exposed reinforcement on the south side
- Cracks/spalls in the concrete bond beam on the east side and north side patio walls
- Hairline-width cracks/separations in the CMU on all walls
- Rotted wood at the entry door jambs and rotted wood siding at the perimeter of windows on the north side
- Roof shingles severely weathered
- Missing shingles, areas of replaced shingles, asphalt patches
- Roof leaks/sheathing and fascia rot at eaves

Lanai Units

Construction:

- Construction date – Unknown
- 1 story, CMU pier foundation
- Finished floor approximately 2' above grade; seaward of the coastal construction control line

- Wood frame exterior walls covered with wood shingles over wood panel sheathing
- Wood frame low slope/gable roof covered with single ply ballasted membrane

Observed damage:

- Approximately 20 to 30% of the CMU piers exhibited vertical cracks and/or deterioration
- Rotted floor framing beneath the perimeter of the building
- Deteriorated wood shingle siding, areas of wall sheathing/framing decay and termite damage beneath the windows on the north side
- Failure of the wood deck, stairs, and handrails – severe deterioration, areas of rot, vertical displacement, failed connections, temporary vertical supports installed, etc.
- The roof was covered with a single ply membrane and the condition of the roof structure could not be determined, however soft areas were detected underfoot and areas of rotted roof framing, sheathing and fascia were present at the eaves

Beachcomber

Construction:

- Construction date – Unknown
- 1 story, CMU pier foundation
- Finished floor approximately 3' above grade; seaward of the coastal construction control line
- Wood frame exterior walls covered with wood shingles over cement board panel siding
- Wood frame low slope roof covered with single ply membrane

Observed damage:

- Approximately 50% of the CMU piers exhibited severe deterioration
- Rotted floor framing beneath the east perimeter of the building
- Deteriorated wood shingle siding; area of missing trim at west side window exposed rotted wall framing; area of rot at handrail connection to building at the south end of the west wall
- Evidence of termite infestation/droppings on deck at west wall
- Failure of the wood deck, stairs, and handrails at rear (east side) – severe deterioration, areas of rot, failed connections, etc.; failure of the handrails on the front (west side) deck – severe deterioration, areas of rot, failed connections, etc.

- The roof was covered with a single ply membrane and the condition of the roof structure could not be determined, however soft areas were detected underfoot (roof was contiguous with the roof of the restaurant complex)

Vagabond/Beach View

Construction:

- Construction date – Unknown/various
- 1 story (Vagabond) and 2 story (Beach View), concrete slab on grade
- 1st story finished floor approximately at grade; seaward of the coastal construction control line
- Wood frame exterior walls covered predominantly with wood panel sheathing and covered with cement board planks at the west side
- Wood frame roofs covered with bituminous roll roofing

Observed damage:

- Sheathing and framing rot at the base of the 1st story north, west, and east walls
- Rot at the perimeter framing of the 1st story north side windows
- Rot at the door jamb at the 1st story east side
- Termite droppings at the 1st story north side windows and at the base of the north wall
- Sheathing rot above the east side 1st story door
- 2nd story balcony collapse due to rot/failure of the supports at the northwest corner of the balcony
- Roof/wall flashing voids and potential leaks at the interface of the southeast corner of the 2nd story walls with the 1st story roof
- Failure of the wood deck at the 1st story north and south sides – severe deterioration, areas of rot, failed connections, etc.
- 1st story roof – weathered, generally fair to poor condition, minor rot at fascia
- 2nd story roof – areas of patches, low areas/ponding, minor rot at fascia

Castaways

Construction:

- Construction date – Unknown
- 1 story, CMU pier foundation
- Finished floor approximately 2' above grade; seaward of the coastal construction control line
- Wood frame exterior walls covered with wood shingles over wood panel sheathing

- Wood frame gable roof covered with bituminous membrane

Observed damage:

- Approximately 90% of the CMU piers exhibited cracks and/or severe deterioration; severe corrosion/failure of the metal tie-downs and framing anchors
- Termite damage to floor joists beneath the east perimeter of the building
- Deteriorated wood shingle siding throughout
- Wood sheathing decay exposed the wall cavity; wall roof rot and termite damage beneath the west side window
- Sheathing rot at the west side sliding glass door
- Wood roof framing rot and previously replaced roof sheathing at the west side eave (likely due to past roof leak)
- The roof exhibited moderate weathering of the bituminous surface and depressions were observed (viewed from ladder only)
- Failure of the wood deck at front (west side) – severe deterioration, failed connections/collapse
- A deck was previously removed from the south side of the building and the removal resulted in exposed framing, including rotted wall and floor framing

Sales/Marketing

Construction: The Sales/Marketing office consisted of multiple building/additions constructed over time.

- Construction date – Unknown/various
- 1 story
- East portion - CMU pier foundation with wood floor framing
- Center portion - concrete slab on grade
- West portion - CMU perimeter/pier foundation with wood floor framing
- Finished floor approximately 3' above grade; landward of the coastal construction control line
- Exterior walls – primarily wood frame covered with wood panel sheathing
- Wood frame roofs – east portion – hip covered with asphalt shingles; center and west portions – low slope with bituminous membrane

Observed damage: East portion

- 3 CMU piers beneath the east side of the building exhibited vertical cracks
- No visible ties between foundation and floor framing
- Portions of the floor framing members were in contact with the ground

- 4x4 posts supporting the east overhang completely rotted at ground level
- Siding rot at contact with entry slab
- Termite droppings on east exterior wall and damage under window at north wall
- Failure/rot of front handrails
- Leaks/rotted fascia at south overhang and northwest eave
- Severely weathered with missing roof shingles and patched areas

Observed damage: Center portion

- Rotted siding at ground level on the north and south sides
- Termite droppings on north side
- Low slope bituminous membrane roof; severely weathered and cracked surface; depressions/soft spots; patches; voids along interface of low slope with shingle roof

Observed damage: West portion

- Rotted siding at west side window, along bottom of north wall at deck, and along base of wall at south and west sides
- Failure of the wood deck, stairs, and handrail at the north side – severe deterioration, areas of rot, failed connections, collapse, etc.
- Fascia rot on the south side
- Low slope bituminous membrane roof; severely weathered and cracked surface; depressions/soft spots; patches; holes in membrane exposing sheathing at the southwest corner

Conference Center

Construction: The Conference Center consisted of multiple building/additions constructed over time and included the main conference center and fitness center.

Construction date – Unknown/various

East portion (main conference center)

- 1 story; finished floor approximately 1' above grade; landward of the coastal construction control line
- Slab on grade with CMU exterior walls
- Gable roof covered with sheet metal panels (roof framing not determined)

West portion (fitness center)

- 1 story; finished floor approximately at grade; landward of the coastal construction control line
- Slab on grade with both CMU exterior walls and wood frame exterior walls covered with wood panel sheathing

- Wood frame low slope roof covered with bituminous roll roofing

Observed damage: East portion (main conference center)

- Hairline-width crack in the CMU walls on the south, north, east, and west walls
- Areas of rot on the gable end sheathing on the north side
- Did not access metal roof

Observed damage: West portion (fitness center)

- Hairline-width crack in the CMU walls on the south and west walls
- Areas of rot on the bottom of the wood sheathing on the north and west sides; sheathing below ground at the north and west sides
- Leaks/rotted fascia at south, north, and west eaves; roof leaks/ceiling damage at the interior as viewed through the windows
- Low slope bituminous membrane roof; severely weathered; voids at seams, depressions/soft spots; patches; holes in membrane as a result of tree limb impact

Guardhouse

Construction:

- Construction date – Unknown
- 1 story; concrete slab on grade
- Finished floor approximately at grade; landward of the coastal construction control line
- Exterior walls – wood frame covered with wood panel sheathing
- Wood frame sloped roof covered with wood sheathing and wood shingles

Observed damage:

- Rotted wall sheathing at ground level on the east side; previously replaced sheathing on the west side; sheathing in contact with the ground
- Roof severely weathered with missing roof shingles and exposed underlayment

Maintenance

Construction: The Maintenance building consisted of north and south additions to the primary building.

- Construction date – Unknown/various
- 1 story; finished floor approximately at grade; landward of the coastal construction control line
- Slab on grade with wood frame exterior walls covered with wood panel sheathing
- Wood frame gable roof covered with asphalt shingles (main building) and wood frame low slope roofs at the north and south covered with bituminous roll roofing

Observed damage:

- Areas of rot on the bottom of the wood sheathing throughout the building
- Areas of rot at door jambs
- Bee infestation on the east side; animal burrow beneath the east side
- Leaks/rotted fascia/roof framing throughout
- Severely weathered with missing roof shingles, patched areas, and surface depressions (did not access the shingle roof)
- Severely weathered low slope membrane with surface depressions (did not access the low slope roofs)
- Collapsing wood frame storage structures located at the southwest corner of the building between the Maintenance building and Housekeeping/Accounting building

Housekeeping/Accounting

Construction: The Housekeeping/Accounting building consisted of numerous buildings/additions constructed over time. The additions consisted of numerous construction materials/methods and are generally described below.

- Construction date – Unknown/various
- 1 story; finished floor varies between approximately at grade to approximately 3' above grade; landward of the coastal construction control line
- Slab on grade; concrete pier foundation with wood floor framing
- Wood frame exterior walls covered with various wood sheathing
- Wood frame gable and low slope roofs covered with tar and gravel

Observed damage:

- Areas of rot on the bottom of the wood sheathing throughout the building where in close proximity to the ground
- Areas of rot at door jambs and wood support posts
- Displaced CMU and temporary wood piers installed beneath the south side
- Leaks/rotted fascia/roof framing throughout
- Severely weathered roof covering with surface depressions, soft spots, exposed flashings, and exposed sheathing
- Collapsing wood frame storage structures located at the southeast corner of the building between the Maintenance building and Housekeeping/Accounting building

Restaurant Complex

Construction: The Restaurant Complex consisted of multiple building/additions constructed over time.

- Construction date – Unknown/various
- 1 story (restaurant) and 2 story (Presidential Units); concrete slab on grade
- 1st story finished floor approximately 1' above grade; seaward of the coastal construction control line
- (1st story finished floor approximately 1' above grade)
- Exterior walls – varies, including CMU, brick, and wood frame covered with wood panel sheathing, wood shingles, and stucco
- Wood frame roofs – 1st story - varies, including low slope roofs covered with tar and gravel, bituminous roll roofing, single ply membrane, and sloped roof covered with flat tiles; 2nd story (Presidential Units) – gable roof covered with bituminous roll roofing

Observed damage: 2nd story Presidential Units

- Failure of the wood deck, handrail, and stairs at the south and west sides – severe deterioration, areas of rot, failed connections, etc.
- Sheathing rot above the south covered entry to the Vice-Presidential suite
- Termite droppings at the west patio door and covered entry to the Vice-Presidential suite
- West patio beam severely deformed (sag)
- Sheathing rot at the north side gable end

Observed damage: 1st story south portion

- Wood shingle siding deteriorated and sheathing rot along base of south wall (sheathing extended below grade within the planter boxes)
- Roof sheathing and fascia rot at eaves
- The wood frame walls of the storage shed attached to the west side of the south portion exhibited severe deterioration and leaned to the west (fabric-covered roof)
- Hip roof covered with tiles located at the southwest corner – several cracked tiles; low slope covered with single ply membrane located at the southeast corner thus condition could not be determined; low slope roof covered with bituminous membrane located beneath the Presidential balcony deck thus condition could not be determined; low slope roof covered with tar and gravel located at the southwest side – fair condition but exposed sheathing located at the northeast corner of the roof

Observed damage: 1st story center portion

- The wood frame roof above the transition area between the center and south portions on the west side was partially collapsed

- The windows at the west and north sides were boarded up thus minimal inspection was performed; the CMU columns between the windows at the north end of the west side exhibited severe vertical cracks and the steel brackets that fastened the storm panels were severely corroded
- Delaminated stucco and sheathing rot at the fascia above the north windows
- The north wall of the restaurant area adjacent to the Beachcomber consisted of brick – severe corrosion of the steel angle iron supporting the lintel along the top of the wall
- The east wall of the restaurant area consisted primarily of wood panel sheathing over wood frame and in many areas the sheathing extended below grade resulting in rot of the sheathing and framing; other areas consisted of stucco-covered CMU stucco-covered wood frame and hairline-width crack were evident in the stucco finish
- Roof sheathing and fascia rot at eaves
- The low slope roof consisted of several distinct levels/slopes and was covered with a single ply membrane; the condition of the roof structure could not be determined, however soft areas were detected underfoot
- The sloped roof above the front of the building (east side) consisted of wood frame covered with tiles; extensive cracks in the tiles and extensive prior repairs to the tiles

Observed damage: Monkey Bar

- Hairline-width crack in the stucco finish of the CMU walls and wood frame support posts
- The low slope roof was covered with a single ply membrane; the condition of the roof structure could not be determined

Observed damage: 1st story north portion (Real Estate Office)

- Area of missing siding/wall framing and rotted framing at the west side
- The sheathing extended below grade resulting in rot of the sheathing on the north, east, and south sides
- Rotted trim at the window on the north side
- The sheathing extended below grade resulting in rot of the sheathing on the north, east, and south sides
- Roof sheathing and fascia rot at eaves
- The low slope roof was covered with a single ply membrane; the condition of the roof structure could not be determined, however soft areas were detected underfoot; low areas/ponding, well-established vegetative growth on the roof surface

- The wood frame storage shed attached at the southwest corner of the Real Estate Office exhibited severe deterioration/rot and partial collapse

Site

General damaged observed throughout the site:

- Severe corrosion of the HVAC units (the majority of the residential condenser units had been removed)
- Severe corrosion of the cast iron main drain service to the buildings
- Failure of the wood walkways – rot, severe deterioration, failed connections/collapse

5.0 REQUIRED REPAIRS:

The following repairs were determined based on our visual observations of the buildings. Further inspection, including destructive testing, would be required to determine the scope of required repairs in greater detail.

Villas 1-18

- Repair/replace all concrete piers and ensure proper anchorage to framing
- Remove/replace all exterior wall sheathing
- Remove/replace damaged wall/floor framing, as needed
- Remove/replace all windows
- Remove/replace all balconies, entry stairs, and exterior walkways/handrails
- Fumigate buildings to eradicate termites

Midrise

- The extent of required repairs could not be determined at this time

Beach Units

- Replace roof covering
 - Remove existing shingle roof covering
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof covering
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Remove/replace all damaged exterior wall sheathing (north side of building)
 - Remove/replace all windows (necessitated by sheathing replacement)
- Remove/replace all damaged doors/door jambs
- Replace damaged concrete lintel on west side of building
 - Remove/replace sliding glass door (necessitated by lintel replacement)
- Repair damaged concrete bond beams and lintels throughout exterior walls of building
- Seal cracks/separations in the CMU walls and paint exterior walls
- Fumigate building to eradicate termites

Lanai Units

- Repair/replace all CMU piers and ensure proper anchorage to framing.
Approximately 20 to 30% of the piers were visibly damage; however we suspect chloride contents will dictate all piers be repaired/replaced
- Remove/replace damaged wall/floor framing, wall sheathing, and wood shingle siding, as needed
 - Necessitates removal/replacement of window on north side of building (as a minimum)
- Remove/replace all balconies, entry stairs, and exterior walkways/handrails
- Replace roof covering
 - Remove existing single ply ballasted membrane
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof covering
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Fumigate building to eradicate termites

Beachcomber

- Repair/replace all CMU piers and ensure proper anchorage to framing.
Approximately 50% of the piers were visibly damage; however we suspect chloride contents will dictate all piers be repaired/replaced
- Remove/replace damaged wall/floor framing, wall sheathing, and wood shingle siding, as needed
 - Necessitates removal/replacement of window on west side of building (as a minimum)
- Remove/replace all balconies, entry stairs, and exterior walkways/handrails
- Replace roof covering
 - Remove existing single ply membrane
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof covering
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Fumigate building to eradicate termites

Vagabond/Beach View

- Remove/replace damaged wall sheathing, framing, and trim, as needed
 - Necessitates removal/replacement of windows on north side of building (as a minimum)
- Remove/replace 2nd story balcony
- Replace roof covering
 - Remove existing bituminous membrane (1st and 2nd story)
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof covering
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC

- Fumigate building to eradicate termites

Castaways

- Repair/replace all CMU piers and ensure proper anchorage to framing. Approximately 90% of the piers were visibly damaged; however we suspect chloride contents will dictate all piers be repaired/replaced
- Remove/replace damaged wall/floor framing, wall sheathing, and wood shingle siding, as needed
 - Necessitates removal/replacement of window on west side of building (as a minimum)
- Remove/replace all decks, entry stairs, and exterior walkways/handrails
- Install new deck on the south side of the building and ensure proper waterproofing measures at interface of deck with building wall
- Replace roof covering
 - Remove existing bituminous membrane
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof covering
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Fumigate building to eradicate termites

Sales/Marketing

- Repair/replace all CMU piers beneath the east portion of the building and ensure proper anchorage to framing.
- Remove/replace damaged wall/floor framing, wall sheathing, as needed
 - May necessitate removal/replacement of multiple windows
- Remove/replace support posts on the east side of the building
- Remove/replace handrails on the south side of the building
- Remove/replace all decks, entry stairs, and exterior walkways/handrails on the north side of the building
- Replace roof covering
 - Remove existing shingles and bituminous membrane
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof covering
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Fumigate building to eradicate termites

Conference Center

- East portion (main conference center)
 - Seal cracks/separations in the CMU walls and paint exterior walls
 - Replace areas of rotted sheathing on north gable end
- West portion (fitness center)
 - Seal cracks/separations in the CMU walls and paint exterior walls
 - Remove/replace damaged wall framing and sheathing, as needed

- Replace roof covering
 - Remove existing bituminous membrane
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof covering
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Fumigate building to eradicate termites

Guardhouse

- Remove/replace damaged wall framing and sheathing, as needed
- Replace roof covering
 - Remove existing wood shingle roof covering
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof covering
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Fumigate building to eradicate termites

Maintenance

- Remove/replace damaged wall framing and sheathing, as needed
- Replace roof covering
 - Remove existing bituminous membrane and asphalt shingle roof coverings
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof coverings
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Fumigate building to eradicate termites

Housekeeping/Accounting

- Remove/replace damaged wall framing and sheathing, as needed
- Replace roof covering
 - Remove existing bituminous roof coverings
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof coverings
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Fumigate building to eradicate termites

Restaurant Complex

- Seal cracks/separations in the exterior stucco wall finish and paint exterior walls
- Remove/replace damaged wall framing and sheathing, as needed
- Replace roof coverings
 - Remove existing single ply membrane, bituminous membrane, and tile roof coverings
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof coverings

- Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Remove/replace 2nd story wood deck and west stairway at the Presidential units
- Remove/replace the partially collapsed wood frame roof above the transition area on the west side of the building
- Remove/replace storage shed structures located at the north and south sides of the building
- Remove/replace the CMU columns located between the windows at the north end of the building
- Remove/replace the corroded storm panel brackets
- Remove/replace the corroded steel angle iron supporting the lintel along the top of the wall adjacent to the Beachcomber
- Fumigate building to eradicate termites

6.0 DISCUSSION:

Opinion regarding the concrete and CMU piers as being a component of the foundation

As previously discussed the *Rules and Procedures for Coastal Construction and Excavation* (Chapter 62B-33 of the Florida Administrative Code defines a *Foundation* as follows:

The portion of a structure which transmits the associated dead and live loads of the structure to the ground and includes, but is not limited to, spread footings, foundation walls, posts, piers, piles, beams, girders, structural slabs, cross bracing, and all related connectors. For habitable major structures, the foundation includes all load bearing components below the first habitable floor. (62B-33.002 (26) - Definitions)

The Villas and several of the buildings at the site were supported on a shallow foundation consisting of spread footings with concrete or CMU piers that extended to the underside of the first floor structure. The remaining buildings had concrete slabs on grade, like with monolithic wall footings. PEGroup is of the opinion that the concrete and CMU pier foundations are, by definition, elements of the building foundations.

As stated in Section 3.0 regarding building codes, laws, and ordinances, the FBC indicates that repairs are not allowed to the existing foundations of structures seaward of the CCCL. As stated above, the concrete and CMU pier foundations are foundation elements, therefore repairs to the concrete and masonry piers on the structures seaward of the CCCL are not allowed in accordance with the FBC.

Villas 1-18

The required repairs include repair/replacement of all concrete foundation piers. Based on our evaluation of the damage to the buildings, the buildings have sustained *substantial*

damage, and in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. Villas 1, 2, 3, 7, 8, 9, 10, 11, 17, and 18 are located seaward of the CCCL, thus in accordance with the FBC, repairs to the pier foundations are not allowed. The buildings shall be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the buildings must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Villas 4, 5, 6, 12, 13, 14, 15, and 16 are located landward of the CCCL. Based on our evaluation of the damage to the buildings, the buildings have sustained *substantial damage*, and in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The buildings shall be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the buildings must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Midrise

The extent of required repairs and code-related requirements could not be determined at this time.

Beach Units

The Beach Units are located seaward of the CCCL. Based on our evaluation of the damage to the building, the required repairs do not include repairs to the foundation, thus repairs to the building may be allowed. Based on our observations the building has sustained damage approaching *substantial damage*. A detailed inspection, including destructive testing will be required to determine the actual scope of repairs required. If the damage does not exceed *substantial damage* (less than 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, repairs should be allowed. If the damage exceeds *substantial damage* (equal or exceeding 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The building would need to be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the building must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Lanai Units

The required repairs include repair/replacement of all masonry foundation piers. Based on our evaluation of the damage to the building, the building has sustained *substantial*

damage, and in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The Lanai Units are located seaward of the CCCL, thus in accordance with the FBC, repairs to the pier foundations are not allowed. The building shall be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the building must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Beachcomber

The required repairs include repair/replacement of all masonry foundation piers. Based on our evaluation of the damage to the building, the building has sustained *substantial damage*, and in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. Beachcomber is located seaward of the CCCL, thus in accordance with the FBC, repairs to the pier foundations are not allowed. The building shall be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the building must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Vagabond/Beach View

Vagabond/Beach View is located seaward of the CCCL. Based on our evaluation of the damage to the buildings, the required repairs do not include repairs to the foundation, thus repairs to the building may be allowed. Based on our observations the building has sustained damage approaching *substantial damage*. A detailed inspection, including destructive testing will be required to determine the actual scope of repairs required. If the damage does not exceed *substantial damage* (less than 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, repairs should be allowed. If the damage exceeds *substantial damage* (equal or exceeding 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The building would need to be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the building must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Castaways

The required repairs include repair/replacement of all masonry foundation piers. Based on our evaluation of the damage to the building, the building has sustained *substantial damage*, and in accordance with the building code requirements of the FBC, FDEP, and

FEMA, the repairs constitute substantial improvements. Castaways is located seaward of the CCCL, thus in accordance with the FBC, repairs to the pier foundations are not allowed. The building shall be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the building must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Sales/Marketing

The required repairs include repair/replacement of all masonry foundation piers. The Sales/Marketing building is located landward of the CCCL, thus in accordance with the FBC, repairs to the pier foundations may be allowed. Based on our observations the building has sustained damage approaching *substantial damage*. A detailed inspection, including destructive testing will be required to determine the actual scope of repairs required. If the damage does not exceed *substantial damage* (less than 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, repairs should be allowed. If the damage exceeds *substantial damage* (equal or exceeding 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The building would need to be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the building must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Conference Center

Based on our evaluation of the damage to the building, the required repairs do not include repairs to the foundation, thus repairs to the building may be allowed. Based on our observations, the main Conference Center building has not sustained *substantial damage*. The required repairs consist of cosmetic repairs, thus should be allowed.

Based on our observations the west portion of the building (fitness center) has sustained damage approaching *substantial damage*. A detailed inspection, including destructive testing will be required to determine the actual scope of repairs required. If the damage does not exceed *substantial damage* (less than 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, repairs should be allowed. If the damage exceeds *substantial damage* (equal or exceeding 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The fitness center would need to be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in

accordance with the building code requirements of the FBC, the fitness center must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Guardhouse

Based on our evaluation of the damage to the building, the required repairs do not include repairs to the foundation, thus repairs to the building may be allowed. Based on our observations, the Guardhouse has not sustained *substantial damage* and the required repairs to the building may be allowed.

Maintenance

Based on our evaluation of the damage to the building, the required repairs do not include repairs to the foundation, thus repairs to the building may be allowed. Based on our observations, the Maintenance building has sustained damage approaching *substantial damage*. A detailed inspection, including destructive testing will be required to determine the actual scope of repairs required. If the damage does not exceed *substantial damage* (less than 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, repairs should be allowed. If the damage exceeds *substantial damage* (equal or exceeding 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The buildings would need to be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the building must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Housekeeping/Accounting

Based on our evaluation of the damage to the building, the required repairs do not include repairs to the slab on grade or concrete pier foundations, thus repairs to the building may be allowed. Based on our observations, the Housekeeping/Accounting building has sustained damage approaching *substantial damage*. A detailed inspection, including destructive testing will be required to determine the actual scope of repairs required. If the damage does not exceed *substantial damage* (less than 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, repairs should be allowed. If the damage exceeds *substantial damage* (equal or exceeding 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The building would need to be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the building must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Restaurant Complex

The Restaurant Complex is located seaward of the CCCL. Based on our evaluation of the damage to the buildings, the required repairs do not include repairs to the foundation, thus repairs to the building may be allowed. Based on our observations, the Restaurant Complex has sustained damage approaching *substantial damage*. A detailed inspection, including destructive testing will be required to determine the actual scope of repairs required. If the damage does not exceed *substantial damage* (less than 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, repairs should be allowed. If the damage exceeds *substantial damage* (equal or exceeding 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The building would need to be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the buildings must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

We note that the reported damages and anticipated repairs are based on limited visual observations at the site. Interpretation of Building Code requirements and the determination of repair and permitting procedures shall subject to the approval by the appropriate agency/building official.

7.0 CONCLUSION:

The Town of Longboat Key, Florida Town Code 150.22 establishes the procedure for evaluating if a building or structure constitutes a public nuisance. The Code dictates structural and safety-related conditions under which, if present, result in dangerous structures and/or unsafe conditions and establishes procedures under which repairs must be made by the property owner. Numerous structural conditions were present at the site, including collapsing/collapsed balconies and walkways and deteriorated support members and foundations that constitute dangerous / unsafe conditions. As such, it is our opinion the Colony site, in its present condition, is a public nuisance.

Town Code 150.22 (C) (3) states that:

In any case where a "dangerous structure" is 50 % damaged or decayed, or deteriorated from its original value or structure, it shall be demolished and in all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this chapter it shall be demolished.

The FBC allows the repair of structures where the damage exceeds *substantial damage* (equal or exceeding 50 % of the market value of the structure before the damage occurred); however, the FBC requires that substantially damaged structures be brought into compliance with current Code requirements.

In addition, the FBC, along with FEMA regulations and CFRs 59 & 60, require that if a substantially damaged structure is to be repaired the structure must be elevated so the lowest floor is above the base flood level. It is our understanding the lowest floors of all buildings in this case are below the base floor level.

Furthermore, for buildings located seaward of the CCCL, the FBC does not allow repairs to be made to building foundations. As discussed herein, it is our opinion the concrete and CMU pier foundations are elements of the building foundations and for structures seaward for the CCCL they cannot be repaired. This would require that buildings seaward of the CCCL with dangerous / unsafe foundations be demolished.

The following is a summary of repairs and code-related issues per building:

| Building | Description |
|-------------|--|
| Villas 1-18 | <ul style="list-style-type: none"> • Substantial damage • Villas 1, 2, 3, 7, 8, 9, 10, 11, 17, and 18 are seaward of the CCCL, and, as such, must be demolished because their foundations cannot be repaired. • Villas 4, 5, 6, 12, 13, 14, 15, and 16 are landward of the CCCL and must be elevated above the base flood elevation and brought into compliance with current building codes, or demolished. |
| Midrise | <ul style="list-style-type: none"> • Unable to determine at this time. • Seaward of the CCCL. |
| Beach Units | <ul style="list-style-type: none"> • Damage approaching substantial damage • Seaward of the CCCL • Detailed inspection required, foundation at / below grade • Repairs may be allowed if the damage does not exceed 50 % of the market value of the structure before the damage occurred • Substantial damage (exceeding 50 % of the market value of the structure before the damage occurred) would require the building be elevated above the base flood elevation and brought into compliance with current building codes, if allowed, or demolished |

| | |
|---------------------|--|
| Lanai Units | <ul style="list-style-type: none"> • Substantial damage • Seaward of the CCCL • Must be demolished because their foundations cannot be repaired |
| Beachcomber | <ul style="list-style-type: none"> • Substantial damage • Seaward of the CCCL • Must be demolished because their foundations cannot be repaired |
| Vagabond/Beach View | <ul style="list-style-type: none"> • Damage approaching substantial damage • Seaward of the CCCL • Detailed inspection required, foundation at / below grade • Repairs may be allowed if the damage does not exceed 50 % of the market value of the structure before the damage occurred • Substantial damage (exceeding 50 % of the market value of the structure before the damage occurred) would require the building be elevated above the base flood elevation and brought into compliance with current building codes, if allowed, or demolished |
| Castaways | <ul style="list-style-type: none"> • Substantial damage • Seaward of the CCCL • Must be demolished because their foundations cannot be repaired |
| Sales/Marketing | <ul style="list-style-type: none"> • Damage approaching substantial damage • Detailed inspection required • Landward of CCCL • Repairs should be allowed if the damage does not exceed 50 % of the market value of the structure before the damage occurred • Substantial damage (exceeding 50 % of the market value of the structure before the damage occurred) would require the buildings be elevated above the base |

| | |
|--------------------------|---|
| | <p>flood elevation and brought into compliance with current building codes, or demolished</p> |
| <p>Conference Center</p> | <p>Main Conference Center</p> <ul style="list-style-type: none"> • Less than substantial damage • Landward of CCCL • Cosmetic repairs, thus should be allowed <p>Fitness Center</p> <ul style="list-style-type: none"> • Damage approaching substantial damage • Detailed inspection required • Landward of CCCL • Repairs should be allowed if the damage does not exceed 50 % of the market value of the structure before the damage occurred • Substantial damage (exceeding 50 % of the market value of the structure before the damage occurred) would require the buildings be elevated above the base flood elevation and brought into compliance with current building codes, or demolished |
| <p>Guardhouse</p> | <ul style="list-style-type: none"> • Less than substantial damage • Landward of CCCL • Cosmetic repairs, thus should be allowed |
| <p>Maintenance</p> | <ul style="list-style-type: none"> • Damage approaching substantial damage • Detailed inspection required • Landward of CCCL • Repairs should be allowed if the damage does not exceed 50 % of the market value of the structure before the damage occurred • Substantial damage (exceeding 50 % of the market value of the structure before the damage occurred) would require the buildings be elevated above the base flood elevation and brought into |

| | |
|-------------------------|---|
| | <p>compliance with current building codes, or demolished</p> |
| Housekeeping/Accounting | <ul style="list-style-type: none"> • Damage approaching substantial damage • Detailed inspection required • Landward of CCCL • Repairs should be allowed if the damage does not exceed 50 % of the market value of the structure before the damage occurred • Substantial damage (exceeding 50 % of the market value of the structure before the damage occurred) would require the buildings be elevated above the base flood elevation and brought into compliance with current building codes, or demolished |
| Restaurant Complex | <ul style="list-style-type: none"> • Damage approaching substantial damage • Detailed inspection required, foundation at / below grade • Seaward of CCCL • Repairs may be allowed if the damage does not exceed 50 % of the market value of the structure before the damage occurred • Substantial damage (exceeding 50 % of the market value of the structure before the damage occurred) would require the buildings be elevated above the base flood elevation and brought into compliance with current building codes, if allowed, or demolished |

8.0 REFERENCES

- 2010 Florida Building Code, Building
- 2010 Florida Building Code, Existing Building
- Florida Department of Environmental Protection - One-Hundred-Year Storm Elevation Requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line, November 1999

- Florida Department of Environmental Protection Coastal County Map of Sarasota, Florida
- The United States Code of Federal Regulations (CFR), Title 44 - Emergency Management and Assistance - Parts 59 and 60
- National Flood Insurance Program (NFIP) - The 50% Rule, 04/21/97
- Town Code – Town of Longboat Key, Florida
- Rules and Procedures for Coastal Construction and Excavation (Chapter 62B-33 of the Florida Administrative Code)

END OF REPORT

APPENDIX A – Select Photographs Showing Typical Conditions

| | Description | File # | Folder |
|----|--|--------|--|
| 1 | Site access | 2341 | Photos of site and view of each building |
| 2 | Drive through site | 2049 | Photos of site and view of each building |
| 3 | Drive through site | 2046 | Photos of site and view of each building |
| 4 | View of site from beach | 2051 | Photos of site and view of each building |
| 5 | Villa 2 | 2358 | Photos of site and view of each building |
| 6 | Villa 4 | 2360 | Photos of site and view of each building |
| 7 | Villa 16 | 2372 | Photos of site and view of each building |
| 8 | Villa 18 | 2374 | Photos of site and view of each building |
| 9 | Spalled concrete pier Villa 15 | 1717 | Villa 15 |
| 10 | Spalled concrete pier Villa 10 | 1647 | Villa 10 |
| 11 | Spalled concrete pier Villa 14 | 2388 | Villa 14 |
| 12 | Spalled concrete piers Villa 18 | 1748 | Villa 18 |
| 13 | Corroded I-beam Villa 18 | 1746 | Villa 18 |
| 14 | Corroded I-beam connection Villa 10 | 1646 | Villa 10 |
| 15 | Siding rot Villa 1 | 1547 | Villa 1 |
| 16 | Siding rot at handrail | 2382 | Villa 7 |
| 17 | Rot beneath 1 st story window | 2412 | Villa 2 |
| 18 | Siding damage by animals | 1856 | Photos of site and view of each building |
| 19 | Balcony collapse Villa 2 | 2395 | Villa 2 |
| 20 | Balcony collapse Villa 12 | 1682 | Villa 12 |
| 21 | Stair collapse Villa 12 | 1683 | Villa 12 |
| 22 | Midrise building | 2351 | Midrise |
| 23 | Midrise building – damage to balcony | 2030 | Midrise |
| 24 | Beach units | 1766 | Beach units |
| 25 | Beach units – spalled lintel | 1770 | Beach units |
| 26 | Beach units – spalled bond beam | 1772 | Beach units |
| 27 | Lanai units | 2355 | Lanai units |
| 28 | Lanai units – CMU piers | 2438 | Lanai units |
| 29 | Lanai units – deck failure | 1791 | Lanai units |
| 30 | Lanai units – rot at soffit | 1789 | Lanai units |
| 31 | Beachcomber | 2352 | Beachcomber |

APPENDIX A – Select Photographs Showing Typical Conditions

| | | | |
|----|--|------|--|
| 32 | Beachcomber – CMU piers | 1879 | Beachcomber |
| 33 | Beachcomber – siding rot | 1887 | Beachcomber |
| 34 | Vagabond/Beach View | 1802 | Vagabond/Beach View |
| 35 | Vagabond/Beach View – rot at window | 1813 | Vagabond/Beach View |
| 36 | Vagabond/Beach View – collapsed balcony | 1810 | Vagabond/Beach View |
| 37 | Vagabond/Beach View – 1 st story roof | 2272 | Vagabond/Beach View |
| 38 | Vagabond/Beach View 2 nd story roof | 2275 | Vagabond/Beach View |
| 39 | Castaways | 2354 | Castaways |
| 40 | Castaways – CMU piers | 2447 | Castaways |
| 41 | Castaways – corroded tie-downs | 1841 | Castaways |
| 42 | Castaways – termite damage | 1845 | Castaways |
| 43 | Sales/Marketing | 2342 | Sales/Marketing |
| 44 | Sales/Marketing – CMU piers | 2077 | Sales/Marketing |
| 45 | Sales/Marketing – rotted siding | 2096 | Sales/Marketing |
| 46 | Sales/Marketing – low slope roof | 2328 | Sales/Marketing |
| 47 | Conference Center | 2098 | Conference Center |
| 48 | Conference Center/Fitness Center | 2345 | Conference Center |
| 49 | Conference Center – gable end sheathing rot | 2103 | Conference Center |
| 50 | Fitness Center – roof leaks/ceiling damage | 2125 | Conference Center |
| 51 | Fitness Center – roof | 2317 | Conference Center |
| 52 | Guardhouse | 2337 | Guardhouse |
| 53 | Maintenance | 2346 | Maintenance |
| 54 | Maintenance – rotted siding | 2135 | Maintenance |
| 55 | Maintenance – roof | 2308 | Maintenance |
| 56 | Maintenance – collapsed storage shed | 2145 | Maintenance |
| 57 | Housekeeping/Accounting | 2147 | Housekeeping/Accounting |
| 58 | Housekeeping - roof | 2290 | Housekeeping/Accounting |
| 59 | Housekeeping - roof | 2298 | Housekeeping/Accounting |
| 60 | Accounting – roof | 2302 | Housekeeping/Accounting |
| 61 | Restaurant Complex – east side | 2350 | Photos of site and view of each building |
| 62 | Restaurant Complex – west side | 1923 | Restaurant Complex |
| 63 | Restaurant Complex – north side | 1950 | Restaurant Complex |
| 64 | Restaurant Complex – south side | 1908 | Restaurant Complex |
| 65 | Restaurant Complex – deck at | 1898 | Restaurant Complex |

APPENDIX A – Select Photographs Showing Typical Conditions

| | | | |
|----|---|------|--------------------|
| | 2 nd story Presidential Suite | | |
| 66 | Restaurant Complex – siding rot, south side | 1910 | Restaurant Complex |
| 67 | Restaurant Complex – roof rot, south side | 1914 | Restaurant Complex |
| 68 | Restaurant Complex – cracked CMU columns, north side | 1958 | Restaurant Complex |
| 69 | Restaurant Complex – cracked CMU columns, north side | 1963 | Restaurant Complex |
| 70 | Restaurant Complex – north wall adjacent to Beachcomber | 1974 | Restaurant Complex |
| 71 | Restaurant Complex – Monkey Bar | 1930 | Restaurant Complex |
| 72 | Restaurant Complex – siding rot/damage, Real Estate Office, west side | 1978 | Restaurant Complex |
| 73 | Restaurant Complex – roof | 2262 | Restaurant Complex |
| 74 | Restaurant Complex – Real Estate Office roof | 2249 | Restaurant Complex |
| 75 | Restaurant Complex – HVAC unit | 2254 | Restaurant Complex |
| 76 | Villa – HVAC units removed | 1673 | Villa 11 |
| 77 | Villa - Corroded cast iron drain | 1700 | Villa 14 |
| 78 | Villa – Deteriorated walkway | 1582 | Villa 5 |

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77



78