

M E M O R A N D U M

FROM: Stan Dinwoodie, Building Official
Lou Gagliardi, Fire Marshall

DATE: July 20, 2018

SUBJECT: Building Official/Fire Marshall Inspection Report, Colony Beach and Tennis Club, 1620 Gulf of Mexico Drive, Beach Units 1B, 2B, 3B

On April 25, 2018, the Building Official and Fire Marshall conducted an inspection of the structure, identified as the Beach Units Building, at the former Colony Beach and Tennis Resort located at 1620 Gulf of Mexico Drive. The inspection confirmed prior findings that the structure: poses a danger to the public health, safety, and welfare; is a danger to the life or safety of any person; and endangers the public and their property by wind, storm, fire, or other natural disasters. Photographic evidence of the observed conditions taken on April 25, 2018, along with additional photographs by PE Group Consulting Engineers can be accessed at www.longboatkey.org.

Demolition is recommended as previously identified conditions, identified in a Notice of Unfit/Unsafe letter (sent out February 13, 2018), were not addressed. Opportunities to correct noted deficiencies were provided, with numerous extensions given, including an opportunity to negotiate a Compliance Agreement. Specifically, the Beach Units Building has been determined to require demolition to maintain the public's health, safety and welfare for the following reasons:

- Entire roof area will need to be replaced (the roof has caved in at two spots on the east slopes of the roof).
- Damaged roof framing and sheathing need to be Removed/Replaced as needed.
- Entire roof system diaphragm will need to be evaluated and potentially upgraded if required to be in accordance with Florida Building Code.
- Damaged doors/door jambs need to be Removed/Replaced.
- Damaged exterior wall sheathing on west side of building need to be Removed/Replaced.
- All windows as required by wall sheathing need to be Removed/Replaced.
- New masonry wall on west side with form and pour concrete rake beam.
- Missing rebar at the interface of the new/existing masonry both vertically and horizontally.
- Masonry wing walls on north side are cracked and spalled in several areas.
- Water damage and cracking has been observed at the tongue & groove ceilings in all units.
- Water damage to drywall observed in various locations in all units.
- Potable water piping has not been active for over four years.
- Exterior doors have been left open to the weather.