



**Town of Longboat Key  
Planning, Zoning and Building Department**

501 Bay Isles Road  
Longboat Key, Florida 34228  
941-316-1966  
941-316-1970 FAX

**REQUIRED RECERTIFICATION FOR BUILDINGS 25 YEARS OLD  
COURTESY NOTICE**

December 29, 2023

Regents Place II  
c/o Regents Place Condominium Assoc Inc  
663 Longboat Club Rd  
Longboat Key FL 34228

Year Built: 1995

Building Number:

Dear Regents Place II:

On May 26, 2022, the State of Florida enacted revisions to Chapter 553, of the Florida Statutes, including incorporating a new Section 553.899, *Mandatory structural inspections for condominium and cooperative buildings*, which requires the owner of a building, that has been in existence for twenty-five (25) years or longer, to have the building inspected for the purpose of determining the general structural condition of the building.

The Town of Longboat Key, in accordance with Florida Statutes, is providing this Courtesy Notice informing you that you must submit, to the local building official, a **Milestone Phase One Inspection Report**. This report must be prepared by a Florida Registered Professional Engineer or Architect, certifying the structure, located at the above address, is structurally safe for the specified use for continued occupancy. Each page of the Milestone Phase One Inspection Report must be signed and sealed by the engineer or architect.

**The Milestone Phase One Inspection Report must be submitted to the Town of Longboat Key Building Official by December 31, 2024.**

Patti Fige, Building Official  
Town of Longboat Key



Town of Longboat Key  
Structural Recertification Application

Engineer Firm Axis Engineering, PLC  
Firm Address 1532 US Hwy 41 Bldg S. #154  
Engineer's Name BREESTOLD W. POWELL, II, P.E.  
Phone 941-451-8971 Email Address AXISENGR@gmail.com  
Engineer License No. P.E. # 53921  
Date Inspection Completed ~~9-8-23~~ 9-5-23  
Date of Report 9-8-23

Name of Condominium Regent Place Condominium  
Street Address 663 Longboat Club Road  
Building Number 1 & 2, Clubhouse Parcel ID 0011-02-4004  
Year Built 1995  
Condominium Contact Name Kirk Rhoades  
Contact Address 663 Longboat Club Road  
Contact Phone 941-387-9725 Contact Email Address Regentplace@venizon.net

Engineer's Signature

Kirk Rhoades

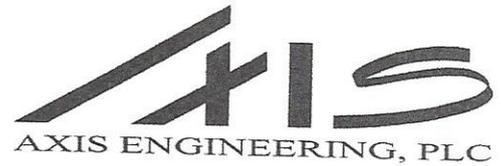
Condominium Contact Signature

Date

or

1-3-2024

Date



September 8, 2023

Mr. Kirk Rhoades  
Regent Place  
675 Longboat Club Rd,  
Longboat Key, FL  
941-387-9425  
regentplace@verizon.net

**Re: Regent Place Milestone Inspection Report**

Dear Mr. Rhoades:

On September 5, 2023, Mr. Beres Powell, P.E. of Axis Engineering, PLC completed the onsite milestone inspection of two (2) concrete reinforced 10-story condominium buildings (tower #1 & #2) and a concrete reinforced clubhouse with a steel framed roof. Per the milestone inspection (Phase 1), we performed a visual examination of habitable and non-habitable areas of the buildings, including the major structural components in order to provide a qualitative assessment of the structural condition. Areas investigated included the foundation, floors/slabs/decks, load bearing walls, roof framing and other primary structural members that were visible and accessible. This report is limited in scope to a visual inspection of the property, no destructive investigation or testing was performed.

**OBSERVATIONS**

We inspected tower #2 first, then tower #1 then the clubhouse. Tower #2 was in good condition and all major structural components did not show signs of life safety concerns or inadequacy. We performed a floor by floor inspection, primarily using the stairwell which provides shear reinforcement for the structure. We also inspected on top of the roof slab as well as the foundation elements at the ground level. Additionally, we performed a perimeter inspection of the building noting particularly decks, columns and shearwalls.

We were not able to access each dwelling unit but just the common spaces. Additionally, we could not inspect the piles or pile caps as they were are grade.

We inspected tower #1 next. Tower #1 was in good condition and all major structural components did not show signs of life safety concerns or inadequacy. More painting and some minor cracking issues were noted in tower#1 than were not present in tower #2, but these were not related to life safety or major structural components. We performed a floor by floor inspection, primarily using the stairwell which provides shear reinforcement for the structure. We also inspected on top of the roof slab as well as the foundation elements at the ground level. Additionally, we performed a perimeter inspection of the building noting particularly decks, columns and shearwalls.

We were not able to access each dwelling unit but just the common spaces. Additionally, we could not inspect the piles or pile caps as they were are grade.

Finally, we inspected the clubhouse. The clubhouse was in fair condition and all major structural components did not show signs of life safety concerns or inadequacy. Of special note is that drywall covered the structural steel roof components, including the beams and columns. The 2<sup>nd</sup> floor slab appeared to be in good condition. However, we could not inspect the piles or pile caps as they are below grade.

### CONCLUSIONS

We approve the structures as meeting life safety and adequacy of structural components with a fair to good rating.

### RECOMMENDATIONS

We do not require a Phase 2 Assessment at this time. However, we recommend that the drywall covering the steel roof structures in the clubhouse be removed so that proper assessment can be made at the next milestone inspection. If not removed for inspection, we would recommend that a Phase 2 Assessment be performed on the clubhouse.

This concludes our milestone inspection report. Should you have any questions, please feel free to call me at (941) 451-8971.

Sincerely,  
**Axis Engineering, PLC**



Digitally signed by Beresford W Powell II  
DN: C=US, O=North Carolina,  
dnQualifier=AD1419DC00017CC2EAFF20000782C,  
CN=Beresford W Powell II  
Reason: I am the author of this document  
Location: This item has been digitally signed and  
sealed by Beres Powell, P.E. as dated below. Printed  
copies of this document are not considered signed and  
sealed and the signature must be verified on any  
electronic copies.  
Date: 2023-05-05 12:38:30

Beresford W. Powell, II, P.E.  
P.E. #53921