

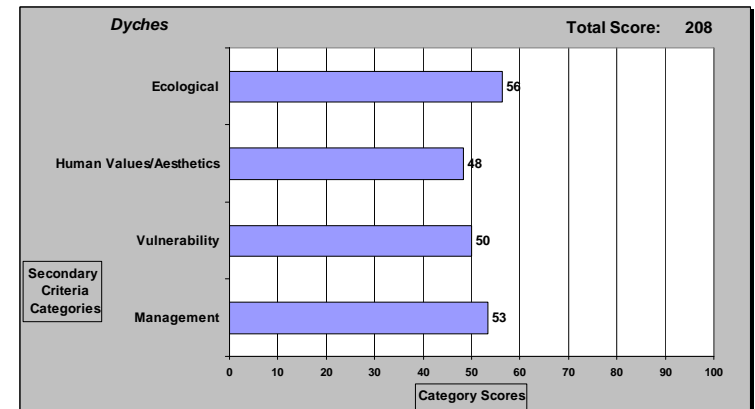
Parcel Name: Dyches Property Target Protection Area: Urban Acreage: 1.26 acres
 Estimated Market Value: \$ 1,575,000

Folio number: 25830360005

Highlights:

- Location: S21 T52 R26, 1823 Osceola Ct., Marco Island, FL 34145
- Met 4 of 6 Initial Screening Criteria – *one marginally*: Native habitat- yes; human social values- yes; water resource values-no; biodiversity- yes-*marginally*; connectivity- yes; within another Agency project boundary-no
- Habitat: 1 native plant community noted: Tropical hardwood hammock covers approximately 0.4 acres or 32% of the property. The remaining area (0.86 acres) is covered in asphalt, a home, non-native landscaping, and sod.
- Listed species: common wild pine (*Tillandsia fasciculata*)
- Water Resource Values: no wetland indicators noted and no wetland dependant plants; mapped aquifer recharge: Lower Tamiami Aquifer – does not provide recharge and Surficial Aquifer - marginally at 43” to <53” annually
- Restoration needs: Exotic removal, native plant restoration, visitor center restoration – **see attached home inspection reports.**
- Connectivity: adjacent to Otter Mound Preserve southern boundary
- Utilities/Transportation Interest? None stated
- Access: Ingress/Egress Easement through Otter Mound Preserve from Osceola Ct.
- Management Issues / Estimated costs: **\$159,700+** for exotic removal, native plant restoration, visitor center restoration (ADA modifications, **termite treatment, septic inspection, new air conditioner, hurricane shutters, and a thorough engineering inspection of uplift attachments**) and signage
- Partnership Opportunities: Marco Island Historical Society has interest in maintaining and staffing house as a visitors’ center.

Surrounding land uses: single family homes, conservation



Building Inspectors' Findings

These findings were sent to Melissa Hennig via e-mail on Friday, November 2, 2007

THE HVAC EQUIPMENT IS OVER 10 YEARS OLD, REQUIRING REPLACEMENT WITH NEW DUCT WORK THROUGHOUT THE HOME.

THE ELECTRIC MAIN LOAD CENTER IS 200 AMPS. ROMEX WIRING IS INSTALLED THROUGHOUT THE HOME, AND APPEARS TO BE IN GOOD CONDITION. ELECTRIC MODIFICATIONS WILL HAVE TO BE PROVIDED PER NEC CODES.

THE DRAIN WASTE AND VENT SYSTEM IS ALL SCHEDULE 40 PVC.

THE WATER DISTRIBUTION SYSTEM IS COPPER PIPING AND IN GOOD REPAIR DURING MY INSPECTION

THE HOME WILL BE A GOOD ADDITION TO THE COUNTY REGISTER.

MINIMUM COST FOR UPGRADING \$100,000

THANK YOU IN ADVANCE,
JOHN CLEMENTS
STATE LICENSED COMBINATION RESIDENTIAL INSPECTOR
LIC NUMBER BN-3722"

Here's a recap of my findings today at 1823 Osceola CT, Marco Island. Structure inspected is a CBS, 1 story, single family residence built approximately 1979, and currently occupied.

Structure has attached swimming pool with single story flat roof design screen enclosure. Roof design is Hip throughout with barrel tile roof cover which appears relatively new.

Windows and doors appear to be original including some awning style windows, S/G/Ds onto the pool deck, and double leaf entry doors. All are unprotected.

2 car garage is attached, under roof with a 16' overhead garage door which is reinforced with horizontal rib bracing.

According to the owner, the foundation is a monolithic slab on virgin soil. No piling or stemwall construction was used. Elevation is somewhere between 13.6' - 14'.

Exterior is a cement stucco with stucco soffits. A 2 1/2" continuous soffit vent is installed. Also one 4' attic vent is installed in upper 1/3 of roof. Roof is constructed of pre-manufactured roof trusses at 24" o.c. with plywood roof sheathing. Trusses consist of 2"x 4" bottom chord, 2"x 6" top chord, & 2"x 4" web members. Trusses are attached with tie-beam embed uplift straps, single side only. Be aware that a complete uplift connection verification was not conducted, only what could be seen from attic access. Valley pack trusses are attached to main set with "hurricane clips". Note that some of these clips are missing.

On the west side of the structure a wooden deck has been constructed which leads away to a wood frame "gazebo". This deck & gazebo are rotted and need to be removed

**In conclusion, taking into consideration that the stated purpose of this cursory inspection was to determine structural integrity & feasibility of converting this structure into a commercial "visitors center" this is what I found - Building appears structurally sound. Some alterations or modifications are needed and include but are not necessarily limited to:
All openings need to be protected.
A thorough engineering inspection of uplift attachments is needed.
Modifications will be needed to meet Accessibility requirements, including parking, an accessible route to & through elevation changes at entry, & providing an accessible bathroom.**

If I can be of further assistance please call.
Tim Stick
Collier County Building Inspector (Structural)