

CROWTHER

ROOFING ● LWIC ● SHEET METAL ● METAL TRUSSES ● DECKING ● AIR CONDITIONING ● ELECTRICAL ● SPECIALTIES (DIV 10)

Venice Planning and Zoning Department
401 W Venice Ave
Venice Fl 34285

Regarding:
Venice Medical Center Condo Association Inc
Portico Roof
C/O Alan H Porter
901 S Tamiami Trail
Venice Fl 34285

RE: Chapter 87 Section 7.10.5.E

To whom it may concern,

- Whether special conditions and circumstances exist that are peculiar to the structure or building involved;

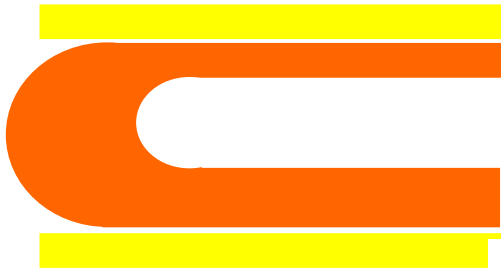
This is a medical building that treats patients with cancer and has a lot of traffic traveling directly under the Portico roof area. The original roof was a flat concrete tile that had suffered damage going back to Hurricane Ian. The concrete tile posed a potential threat to cause personal property damage to cars or possible threat to personal injury to the patients of the facility should some of the loose and broken tiles fall to the drive through area below. The new Standing Seam aluminum panels will eliminate any possible future risk of this happening.

The photos below are from our inspection report dated August 24, 2024



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Florida Contractors Roofing License No. CCC 039822
 State Certified Mechanical Contractor License No. CMC 1250360
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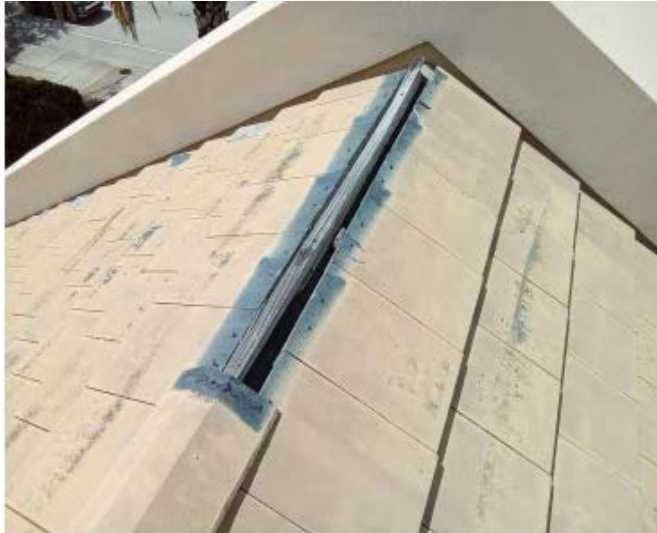


Canopy - Ridge Tiles

Ridge tiles appear to be in poor condition.

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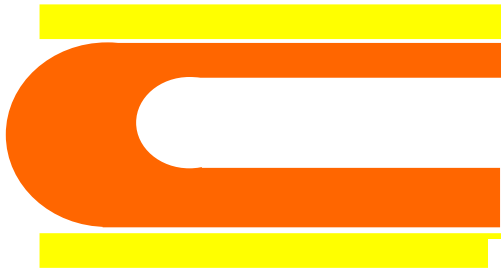


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- The degree to which the structure in question is constructed in the VHP Style;

According to County records, the original building was built in 1987. There appear to have been some modifications, and the effective year built is listed as 2002. All records indicate a Built-up Tar and gravel roof system. All plans and sketches show the main structures of the main building themselves, no drawings show the Portico.

- The degree to which structures in the immediate area are constructed in the VHP Style;

There are two other locations that have the exact same type of Standing Seam panels that were reroofed recently.

Emmanuel Lutheran Church: Reroofed 2022. The original roof was shingles, now Standing Seam.

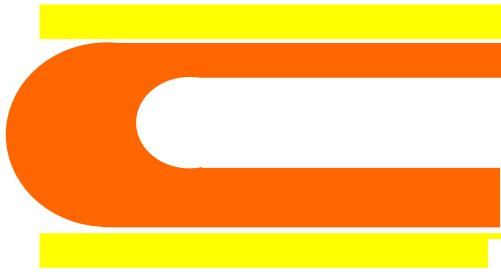


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Blu' Island Bistro: Reroof 2024. The original roof was Tile, now Standing Seam panels.



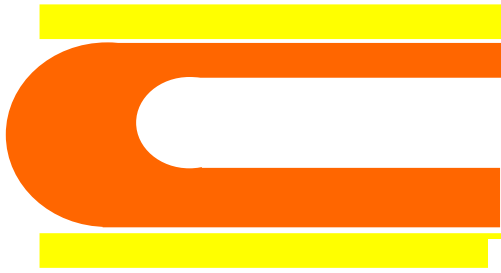
- The visibility of the proposed improvement from the street and adjoining properties;

The Portico sets back 90' from the center of Bus. 41. Google image below from 2024.



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- The cost of compliance with the regulations compared to the cost of the improvement with the variance and the value of the existing structure.

Cost to reroof using a flat concrete tile.....\$58,000.00

Cost to reroof using Standing Seam aluminum panels.....\$84,000.00

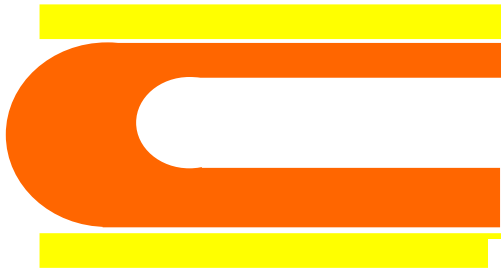
Value of the existing structure is unknown.

August 2024 photo with flat concrete tile below.



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New Portico Roof image below.



Please let me know if you need any further information or questions answered to hopefully move this along.

Best Regards,

Chris Dye
Account Manager
Crowther Roofing and Cooling
Office (941) 343-9600
Serving SWFL since 1975

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