

**TOWN OF LONGBOAT KEY
NOTICE OF QUASI-JUDICIAL PUBLIC HEARING
MARCH 4, 2014, BEGINNING AT 9:00 A.M. AND IF NOT COMPLETED BY 1:00 P.M. MAY BE CONTINUED TO A TIME AND PLACE AS DETERMINED BY THE TOWN COMMISSION DURING THE PUBLIC HEARING. THE HEARING SHALL BEGIN AT TEMPLE BETH ISRAEL,
567 BAY ISLES ROAD, LONGBOAT KEY, FLORIDA**

Notice is hereby given that the **Longboat Key Town Commission** will hold a **quasi-judicial public hearing** to determine whether structures and buildings at the Colony Beach and Tennis Resort, 1620 Gulf of Mexico Drive, Longboat Key, Florida 34228, are a public nuisance. The public hearing will be held on **March 4, 2014, at 9:00 a.m.**, or as soon thereafter as possible, **and will recess at 1:00 p.m. if not completed.** The quasi-judicial public hearing may be reconvened, if necessary, on **March 5, 2014, at 9:00 a.m.**, or as soon thereafter as possible, or as otherwise determined by the Town Commission during the public hearing. The hearing may be further continued as necessary. **On March 4, 2014, the public hearing will take place at Temple Beth Israel, 567 Bay Isles Road, Longboat Key, Florida.** Any continuance of the public hearing shall be to a date, time, and location, as determined by the Town Commission during the public hearing.

The conditions of the buildings and structures that are alleged to constitute a public nuisance are defined in the Town of Longboat Key Code of Ordinances, Section 150.22, Procedure for buildings which are nuisances, Subsection (A), Unsafe Conditions, as related to the conditions of concrete (A)(2), Aluminum (A)(3), Masonry (A)(4), Steel (A)(5), and Wood (A)(6). In general terms the conditions include, but are not limited to, defects of exterior construction materials, deterioration of exterior construction materials, failing or detached connections, and deterioration of supports.

The buildings and structures at 1620 Gulf of Mexico Drive alleged to constitute a public nuisance are all the buildings and structures within the Colony Beach and Tennis Resort, and commonly known as Beach Units, Lanais, Restaurant/Bar Complex, Vagabond, Beachcomber, Castaways, Mid-Rise (High-Rise, Clubhouse), Villa Building 1, Villa Building 2, Villa Building 3, Villa Building 4, Villa Building 5, Villa Building 6, Villa Building 7, Villa Building 8, Villa Building 9, Villa Building 10, Villa Building 11, Villa Building 12, Villa Building 13, Villa Building 14, Villa Building 15, Villa Building 16, Villa Building 17, Villa Building 18, Maintenance Building, Guard House, Sales and Marketing (Executive Office), Conference Center including Aerobics Center, Housekeeping including Flower Shop, Purchasing and Receiving, Accounting and Human Resources. Exhibit A is provided for additional reference.

Pursuant to Section 150.22(G) of the Town of Longboat Key Code of Ordinances, the property owner shall be allowed to present testimony and evidence showing that the conditions do not constitute a nuisance. The Owner of the premises may appear either in person or by attorney.

All interested persons may appear and be heard with respect to whether the buildings and structures are a public nuisance. Copies of the Building Official Report and related material may be viewed at the Office of the Town Clerk, 501 Bay Isles Road, Monday through Friday, between 8:30 AM and 5:00 PM, prior to the public hearing or by visiting the Town's website at www.longboatkey.org. Subsequent documents regarding this issue may arrive at the Town Clerk's Office and appear on the website on a daily basis.

No verbatim record by a certified court reporter is made of these proceedings. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at these proceedings upon which any appeal is to be based (see Section 286.0105, F.S.). In accordance with the Americans with Disabilities Act and Section 286.26, F.S., persons needing a special accommodation to participate in this proceeding should contact the Town Clerk's Office at 941-316-1999 forty-eight (48) hours in advance of this proceeding. If you are hearing impaired please call 941-373-7002.

