



**PUBLIC NUISANCE HEARING  
1620 GULF OF MEXICO DRIVE**

**VILLA 1 BUILDING**

**TOWN COMMISSION SPECIAL MEETING  
MAY 28, 2014  
(CONTINUANCE)**





# VILLA 1 BUILDING

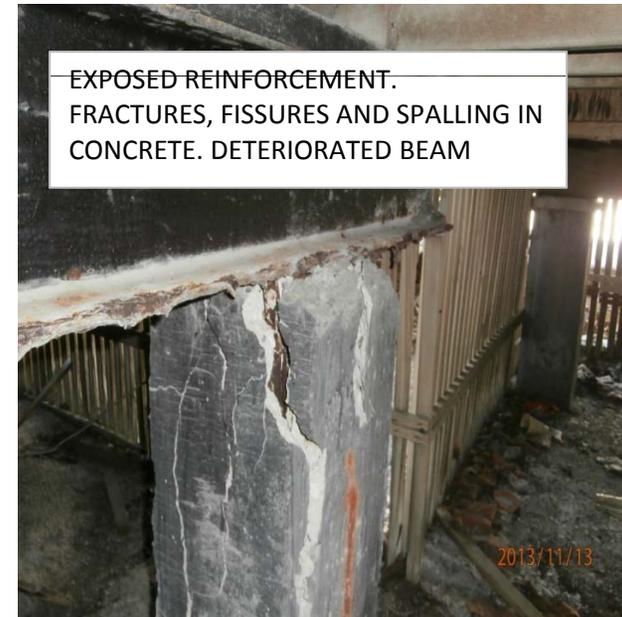
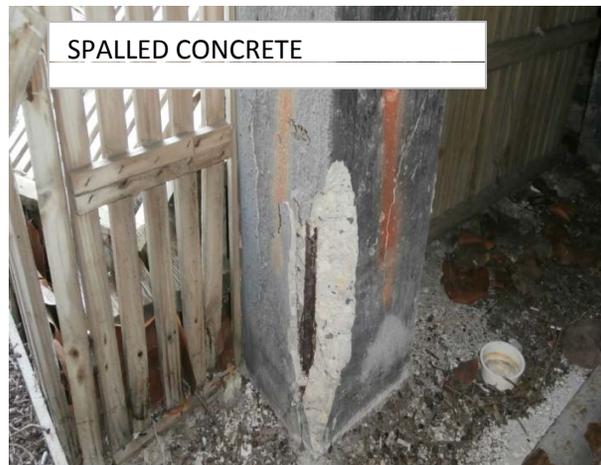


Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1001	101S BLDG 1	101	GROSS KENNETH S, GROSS KRISTINE L
0009-04-1002	102S BLDG 1	102	RUSOVICH SUZANNE, RUSOVICH GREGORY
0009-04-1003	103S BLDG 1	103	REES LEANNE G
0009-04-1004	104S BLDG 1	104	COLONY BEACH INVESTORS LLC
0009-04-1005	105S BLDG 1	105	1620 PROPERTIES LLC
0009-04-1006	106S BLDG 1	106	CAWOOD WILLIAM E, CAWOOD JULIE A
0009-04-1007	201S BLDG 1	201	GOLDBLATT SHEILA
0009-04-1008	202S BLDG 1	202	GOLDBLATT SHEILA
0009-04-1009	203S BLDG 1	203	ADAMS WILLIAM A
0009-04-1010	204S BLDG 1	204	COMPREHENSIVE TRANSPORTATION SERVICES INC
0009-04-1011	205S BLDG 1	205	COLONY BEACH INVESTORS LLC
0009-04-1012	206S BLDG 1	206	COLONY BEACH INVESTORS LLC



# VILLA 1 BUILDING – CONCRETE

- **Fractures**
- **Fissures**
- **Spalling**
- **Exposed Reinforcement**
- **Detached, Dislodged or Failing Connections**





# VILLA 1 BUILDING – ALUMINUM

- **Detached, Dislodged or Failing Connections**





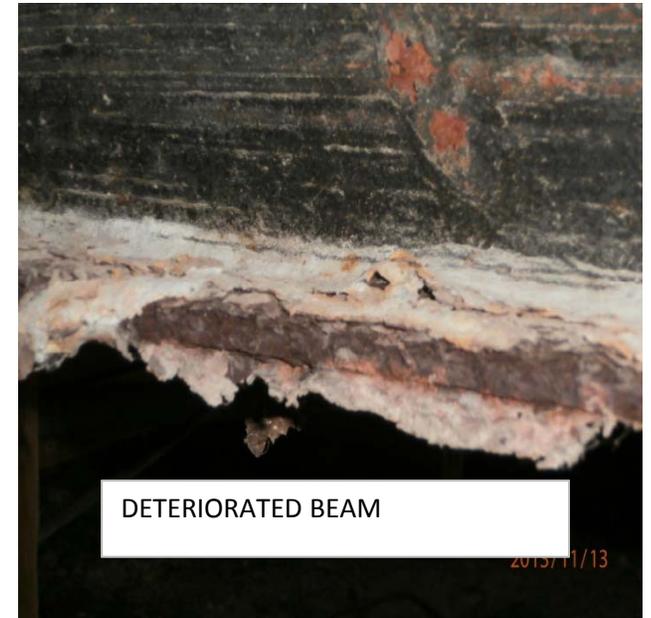
## VILLA 1 BUILDING – MASONRY

- **This building is a wood framed structure.  
No masonry items identified.**



# VILLA 1 BUILDING STEEL

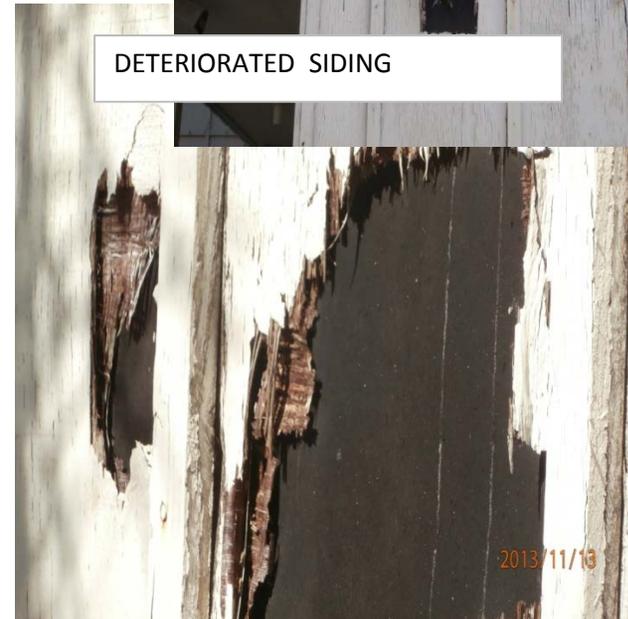
- Deterioration
- Metal fatigue
- Detached, dislodged, or failing connections





## VILLA 1 BUILDING WOOD

- Ultimate deformation
- Deterioration
- Damage from insects, rodents and other vermin
- Significant splits and checks
- Detached, dislodged, or failing connections





# VILLA 1 BUILDING – STRUCTURAL ENGINEER’S ANALYSIS

- **Substantial Damage**
- **Seaward of the CCCL**
- **Foundations Cannot be Repaired**
- **Must be Demolished**



# VILLA 1 BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- Extreme Rot on Balconies
- Extensive Spalling, Fissures & Fractures of Piers
- Rebar Exposure
- AC Unit Failure
- I-Beams Failing, Corrosion & Rusting
- Outside Wood Member Rot & Termite Damage
- Deflected Wood Porch Beams



## VILLA 1 BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 6,200 Square Feet**
- **Perimeter Appx. 440 Lineal Feet**
- **Budgetary Demolition Cost: \$26,600**
- **Budgetary Perimeter Fencing Cost: \$3,700**



## VILLA 1 - BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

- **Remove decks form Units 205 and 206**
- **Remove all wood and aluminum shutters**
- **Cover or seal holes in siding on west and east elevations**
- **Remove patio furniture from all decks**



## VILLA 1 - BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

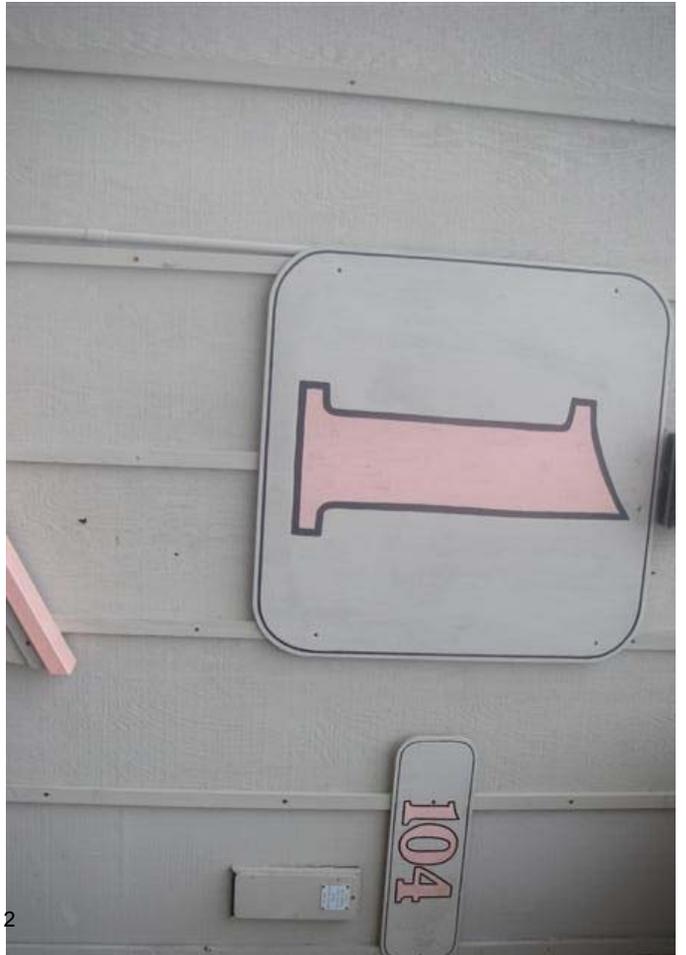
- **Maintain existing building entrance and perimeter security fencing**
- **Disconnect and cap off sewer connection**
- **Evacuate refrigerant for A/C unit on south side**



## VILLA 1 - BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

- **Secure and maintain the structure and property in compliance with Longboat Key Code of Ordinances, State, and Federal Regulations**

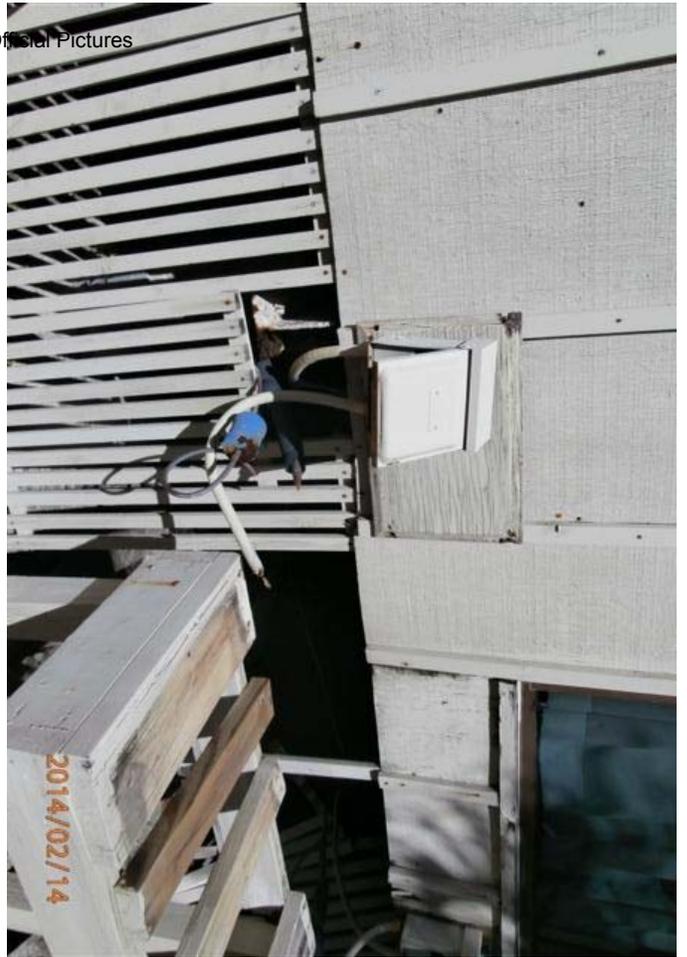


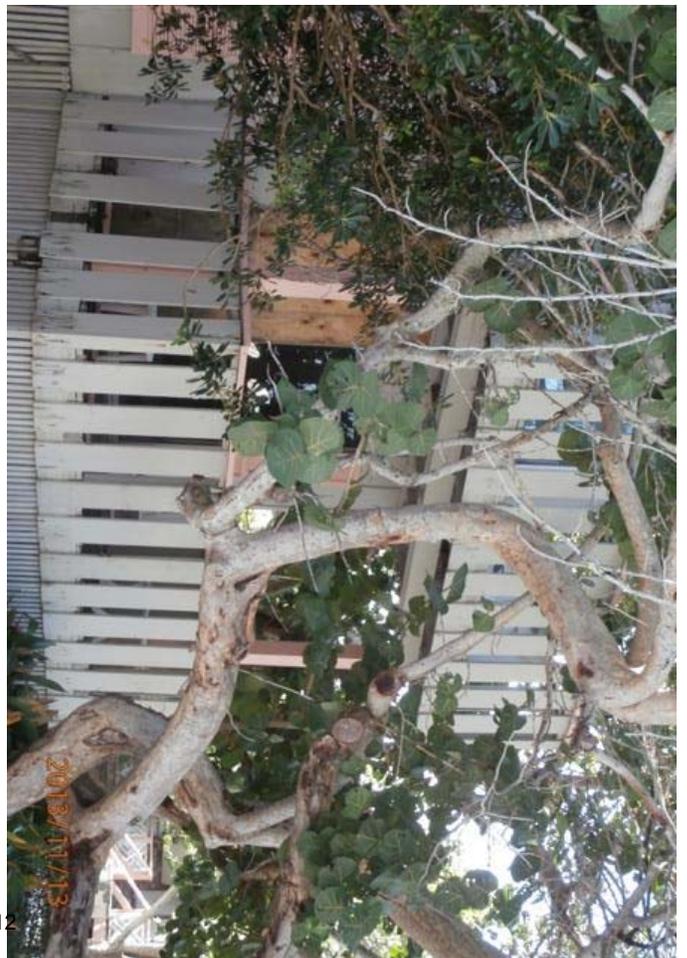




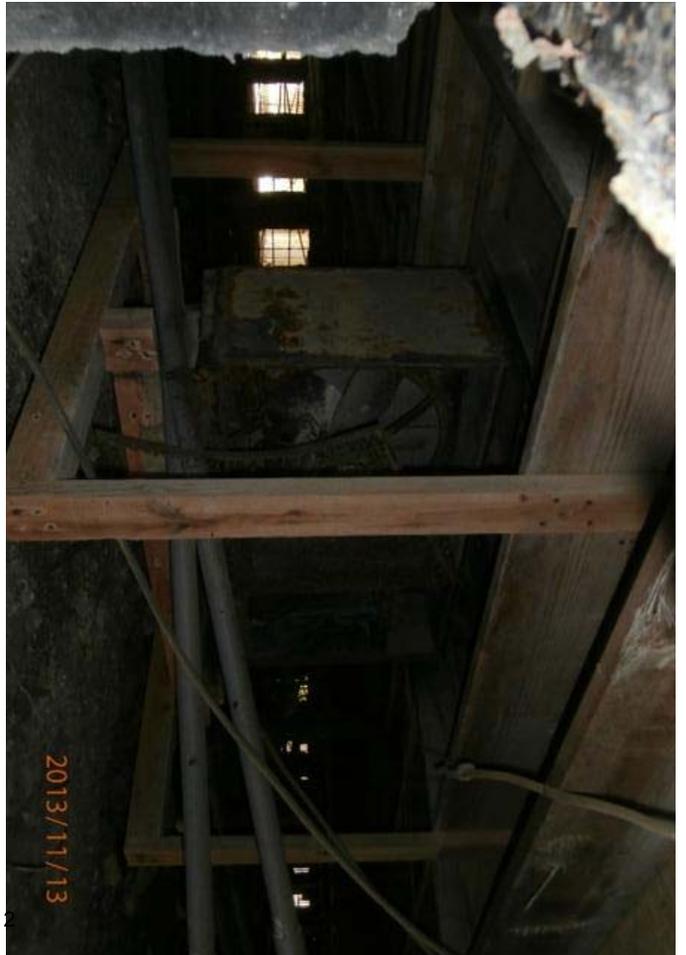
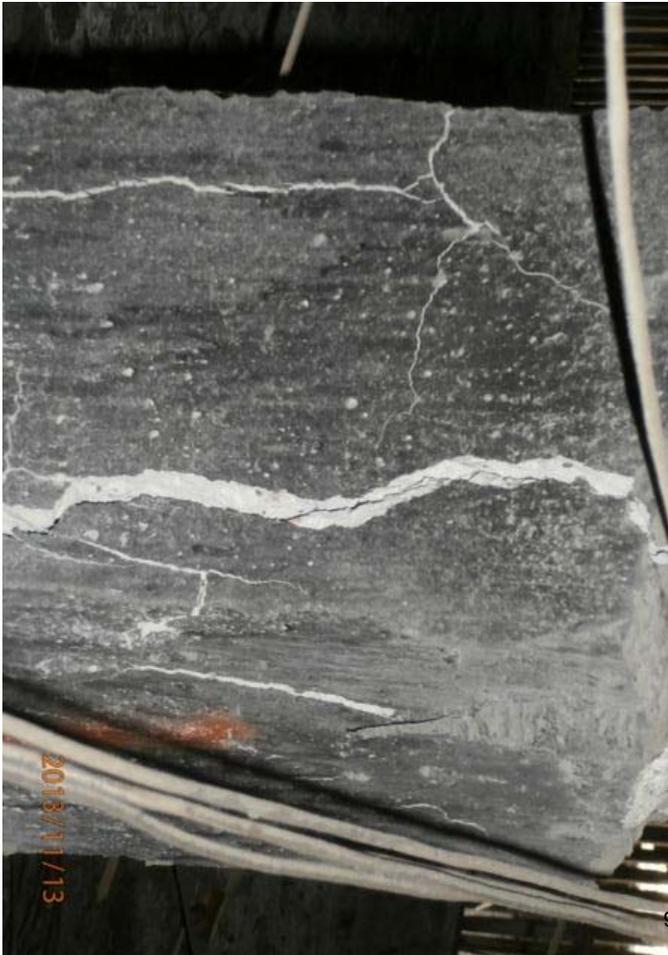




















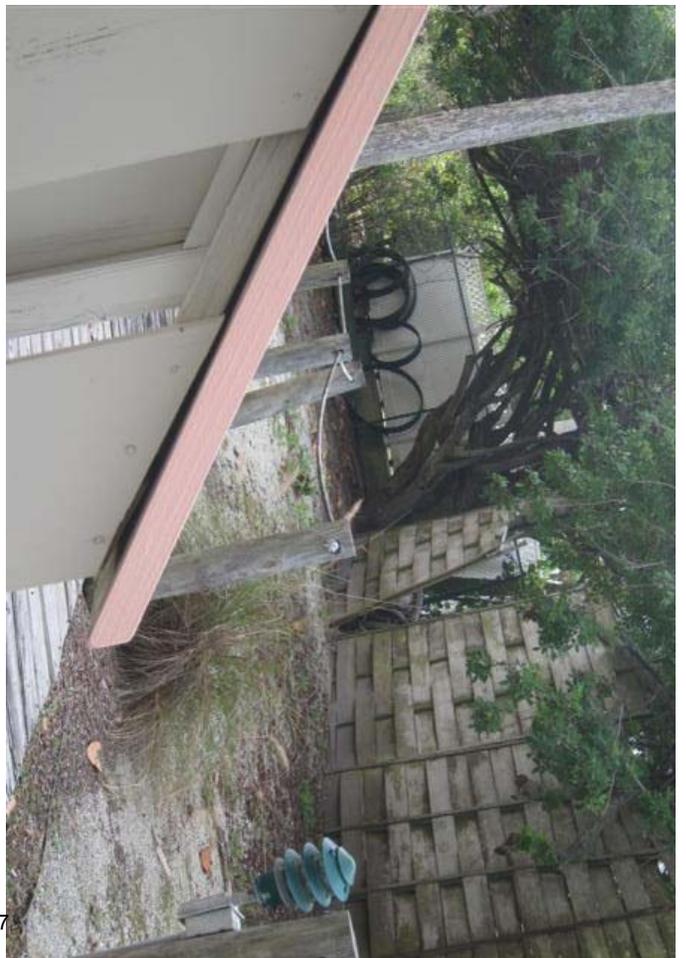








Villa 1 - Windborne Risk Pictures





Villa 1 - Windborne Risk Pictures





