



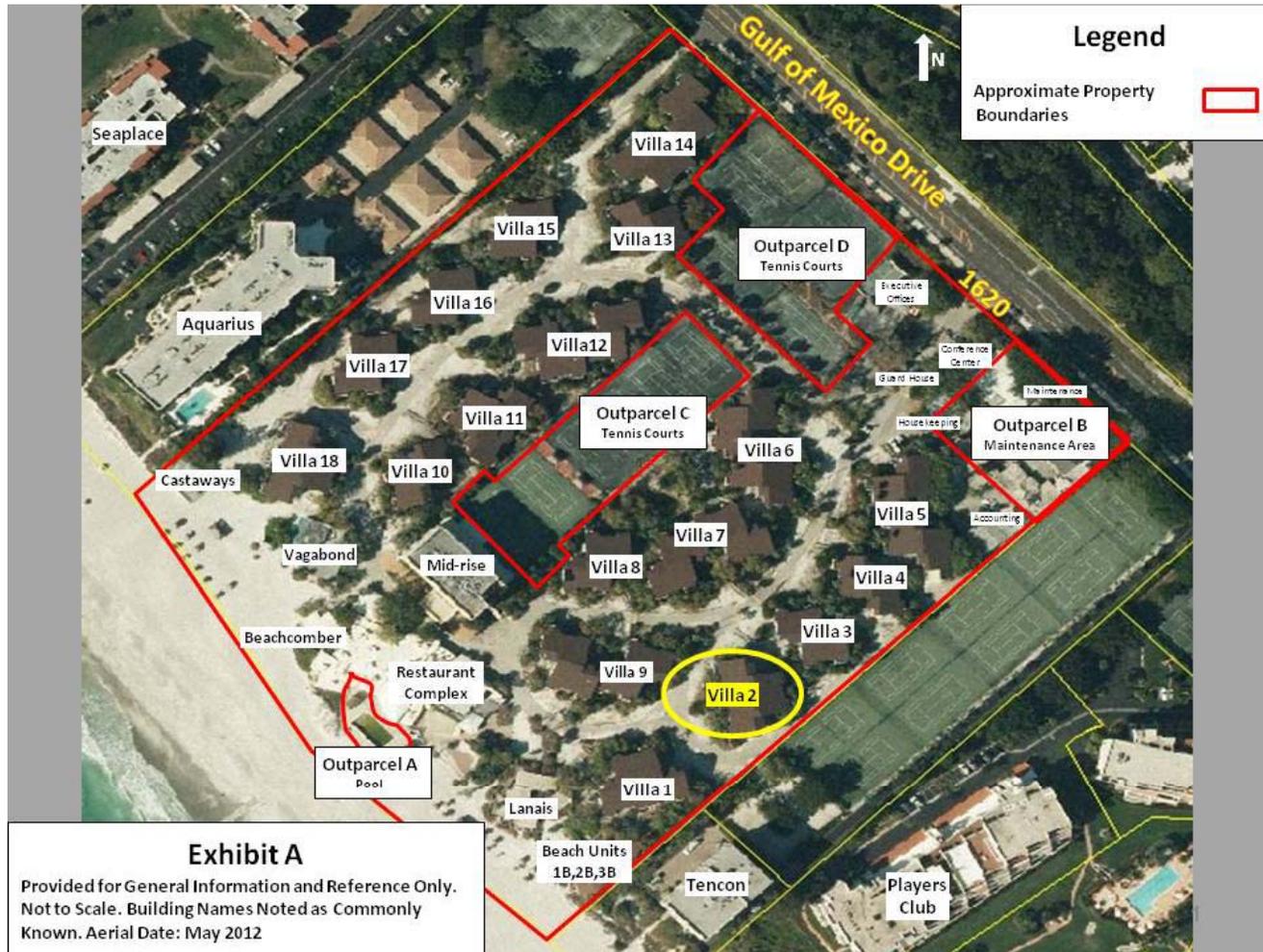
**PUBLIC NUISANCE HEARING
1620 GULF OF MEXICO DRIVE**

VILLA 2 BUILDING

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



VILLA 2 BUILDING





VILLA 2 BUILDING

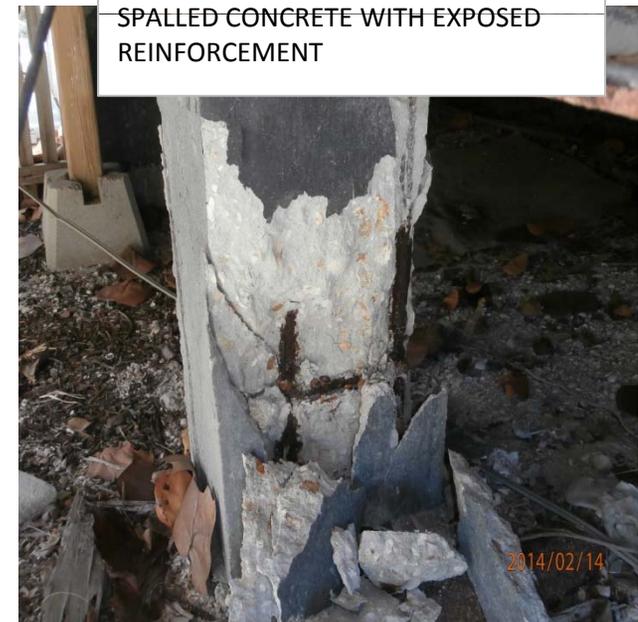


Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1013	107S BLDG 2	107	COLONY BEACH INVESTORS LLC
0009-04-1014	108S BLDG 2	108	1620 PROPERTIES LLC
0009-04-1015	109S BLDG 2	109	COLONY BEACH INVESTORS LLC
0009-04-1016	110S BLDG 2	110	FLEETWOOD BLAKE
0009-04-1017	111S BLDG 2	111	COLONY BEACH INVESTORS LLC
0009-04-1018	112S BLDG 2	112	O DONNELL COLONY HOLDINGS LLC
0009-04-1019	207S BLDG 2	207	BURR GERTRUDE T, BURR WALTER T, BURR-TARRANT CORNELIA V R
0009-04-1020	208S BLDG 2	208	PARSONS PAMELA K
0009-04-1021	209S BLDG 2	209	FORREST SHEILA
0009-04-1022	210S BLDG 2	210	COLONY BEACH INVESTORS LLC
0009-04-1023	211S BLDG 2	211	COLONY BEACH INVESTORS LLC
0009-04-1024	212S BLDG 2	212	GOLDSTONE ALVIN, GOLDSTONE GAY



VILLA 2 BUILDING – CONCRETE

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





VILLA 2 BUILDING – ALUMINUM

- **Detached, Dislodged or Failing Connections**





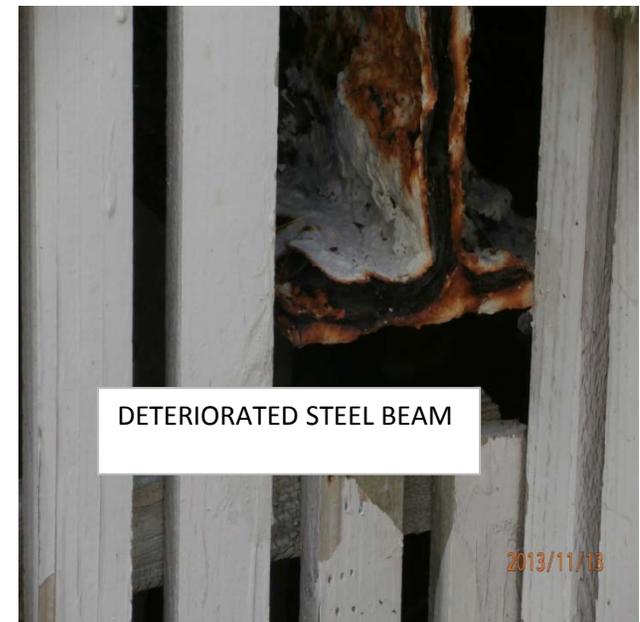
VILLA 2 BUILDING – MASONRY

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



VILLA 2 BUILDING – STEEL

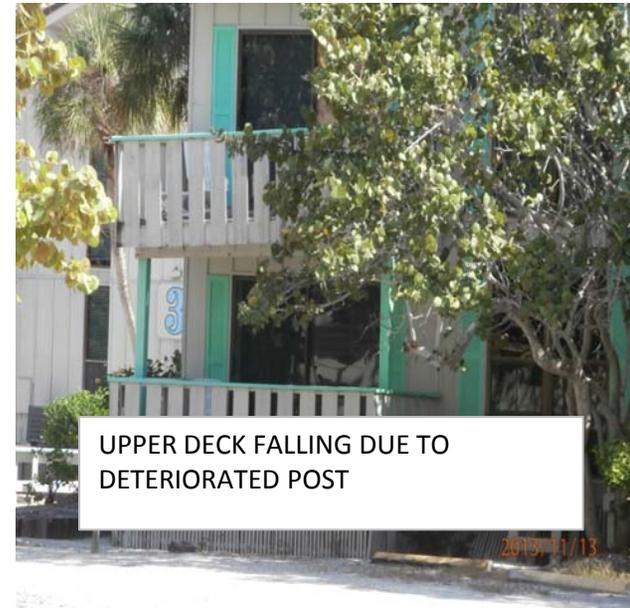
- Deterioration
- Metal fatigue
- Detached, dislodged, or failing connections





VILLA 2 BUILDING – WOOD

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





VILLA 2 BUILDING – STRUCTURAL ENGINEER'S ANALYSIS

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



VILLA 2 BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- **Extreme Distress, Rot & Cracking of all Outside Wood Members**
- **Extensive Spalling Fissures & Fractures**
- **Rebar Exposure**
- **AC Unit Fatigue**
- **I-Beam Failing by Corrosion & Rusting**



VILLA 2 BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 6,500 Square Feet**
- **Perimeter Appx. 410 Lineal Feet**
- **Budgetary Demolition Cost: \$27,900**
- **Budgetary Perimeter Fencing Cost: \$3,500**



VILLA 2 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

- **Remove deck from Unit 210**
- **Secure loose batten boards on west elevation**
- **Remove all wood and aluminum shutters**
- **Remove furniture from all decks**



VILLA 2 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

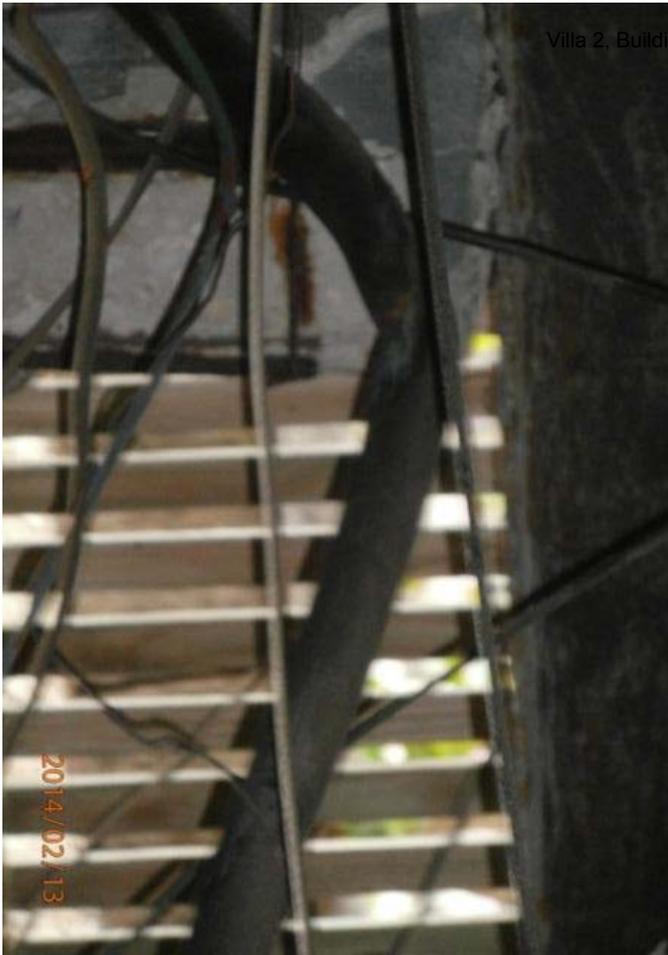
- **Seal /cover holes in siding north elevation**
- **Maintain existing building entrance and perimeter security fencing**
- **Disconnect and cap off sewer connection**



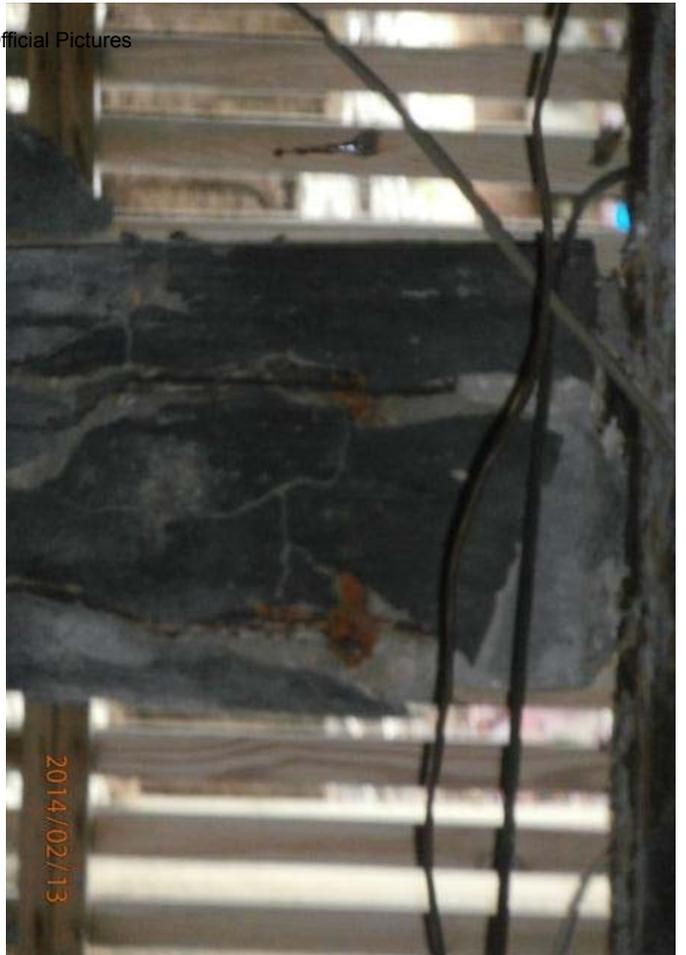
VILLA 2 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

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





2014/02/13



2014/02/13



2014/02/13



2014/02/14

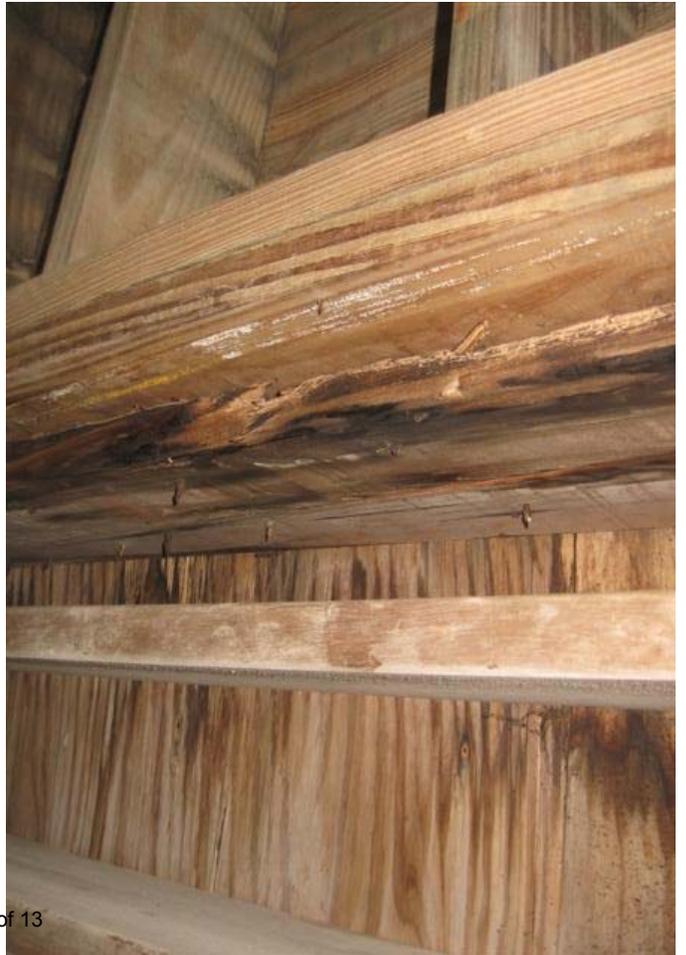


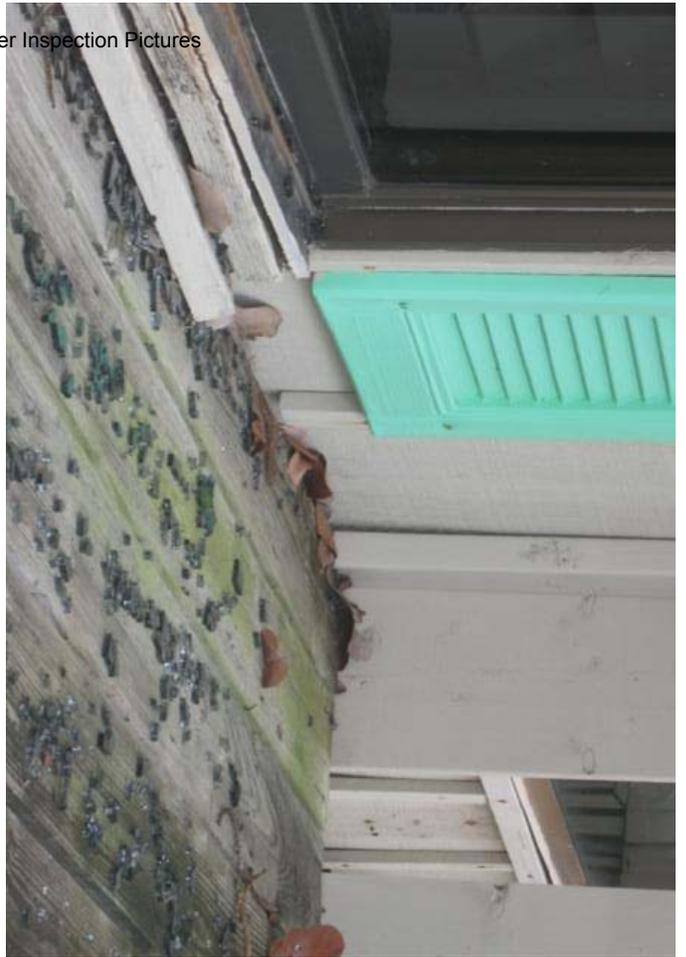




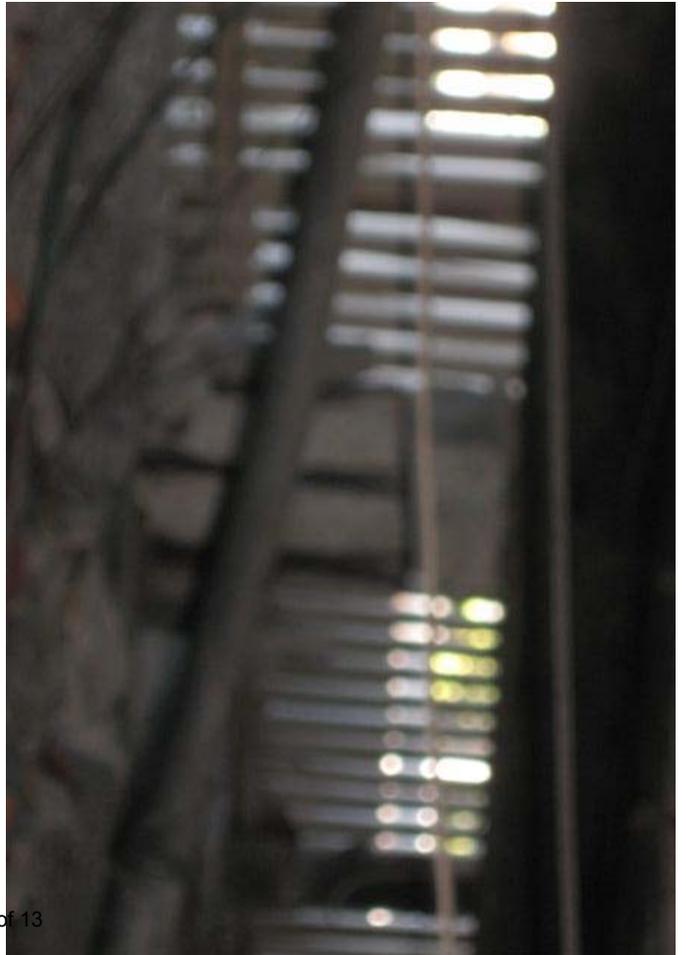




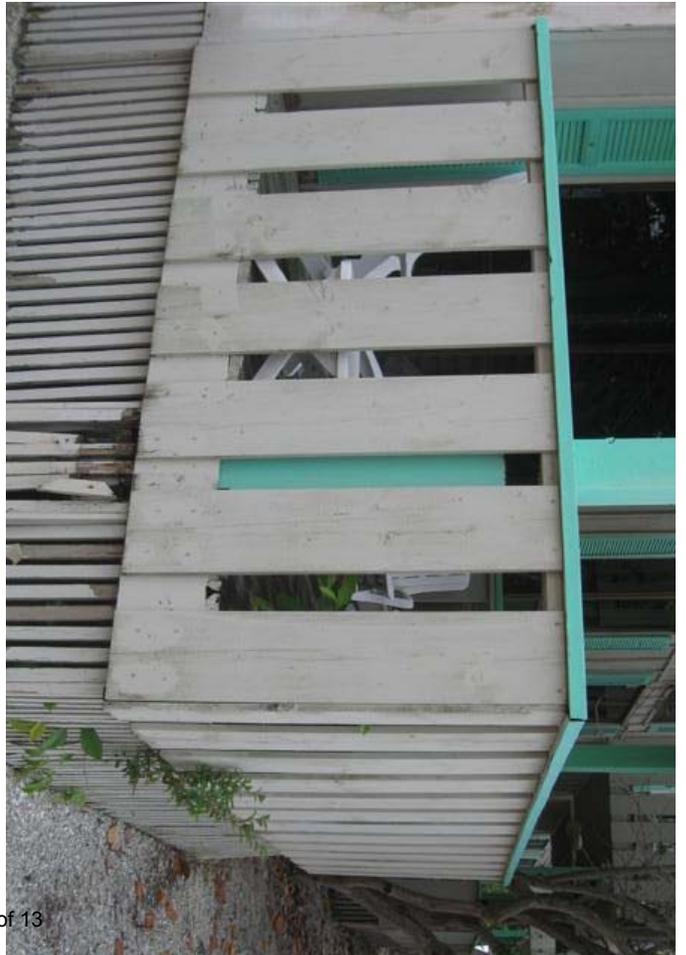










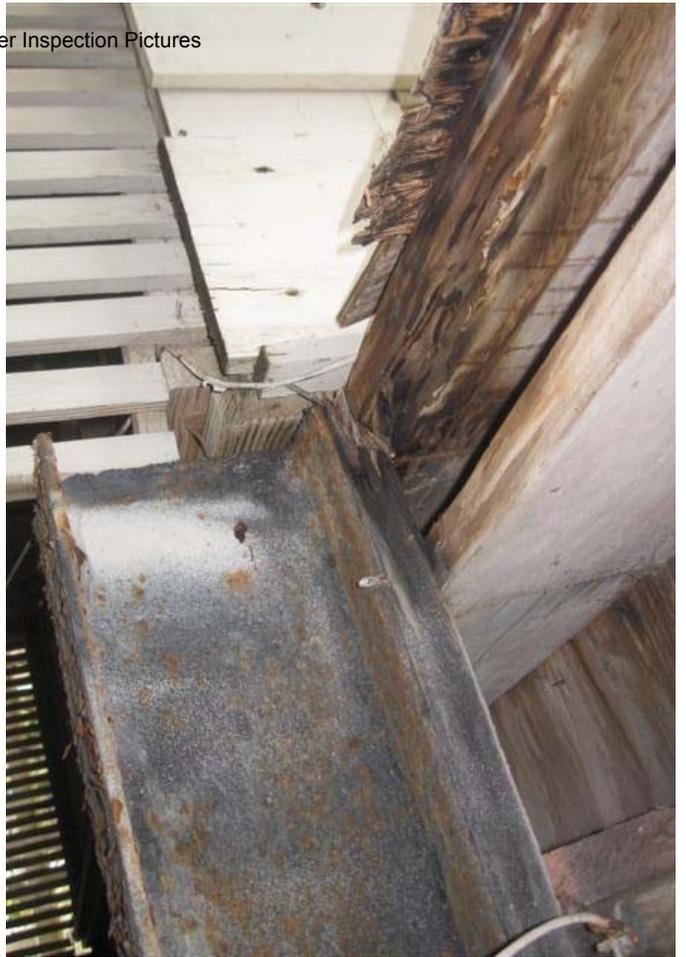














Villa 2 - Windborne Risk Pictures











