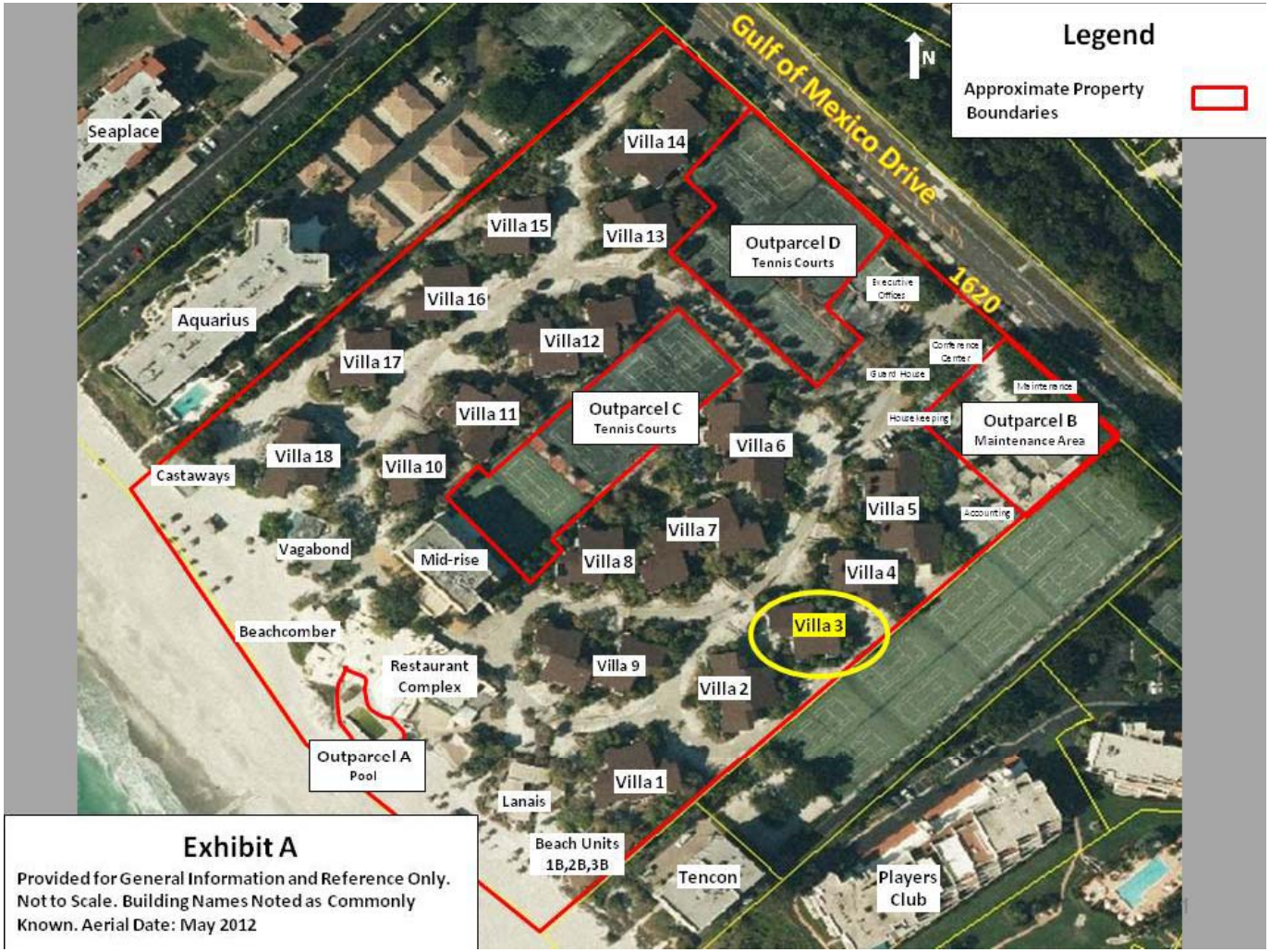
TOWN OF LONGBOAT KEY

PUBLIC NUISANCE HEARING
1620 GULF OF MEXICO DRIVE

VILLA 3 BUILDING

TOWN COMMISSION SPECIAL MEETING
MAY 28, 2014
(CONTINUANCE)

VILLA 3 BUILDING



VILLA 3 BUILDING

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1025	113S BLDG 3	113	YABLON DEBORAH A, KLEIN SANDRA E
0009-04-1026	114S BLDG 3	114	SLATTERY PAULA, SLATTERY WAYNE
0009-04-1027	115S BLDG 3	115	MC MAHON THOMAS, MC MAHON PATRICIA
0009-04-1028	116S BLDG 3	116	EISSENSTAT PHILLIP, EISSENSTAT JACQUELINE H
0009-04-1029	213S BLDG 3	213	HOLLINGS RICHARD, HOLLINGS RUTH
0009-04-1030	214S BLDG 3	214	KEIFER TTEE JOHN W
0009-04-1031	215S BLDG 3	215	GOLDBERG TTEE LAURENCE
0009-04-1032	216S BLDG 3	216	MONTONE GREGORY E, MONTONE BARBARA J

Records as of May 8, 2014 Sarasota County Property Appraiser Database

VILLA 3 BUILDING – CONCRETE

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

FRACTURES IN CONCRETE PIER

VILLA 2 BUILDING – ALUMINUM

- Detached, Dislodged or Failing Connections

VILLA 3 BUILDING – MASONRY

- This building is a wood framed structure.

  No masonry items identified.

VILLA 3 BUILDING – STEEL

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

VILLA 3 BUILDING – WOOD

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

DETERIORATED WOOD.. POST NO LONGER SUPPORTS THE FLOOR ABOVE

VILLA 3 BUILDING – STRUCTURAL ENGINEER'S ANALYSIS

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

VILLA 3 BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- Railing pulling from walls
- Wood post failure
- Extensive spalling, fissures, and fractures in piers
- Rebar exposure
- I-beam failing by corrosion and rusting
- Wood member extreme distress, rot, cracking, termite damage
- Broken cast iron drains
- Falling lattice skirting
- Window awning damage

VILLA 3 BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 5,000 Square Feet**
- **Perimeter Appx. 400 Lineal Feet**
- **Budgetary Demolition Cost: $21,500**
- **Budgetary Perimeter Fencing Cost: $3,400**

Measurements and Costs are Estimates for Informational Purposes and provide Order of Magnitude

VILLA 3 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

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

VILLA 3 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

- Remove or fasten loose battens on west elevations
- Remove all wood and aluminum shutters
- Secure and maintain the structure and property in compliance with Longboat Key Code of Ordinances, State, and Federal Regulations

2013/11/13

2014/02/13

2014/02/13

2014/02/13

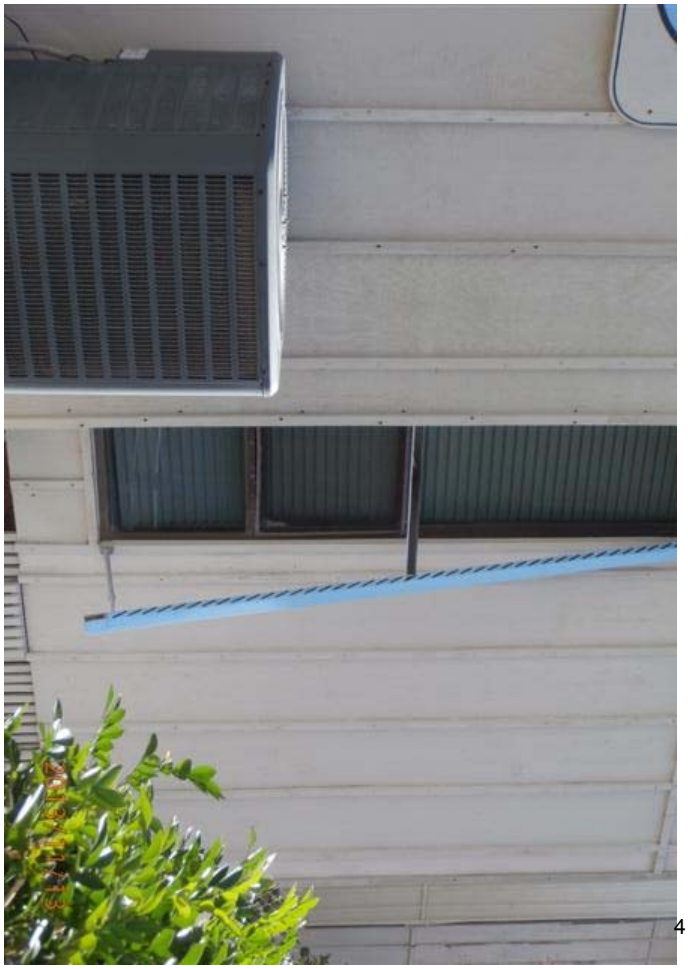
2014/02/14

2014/02/14

2014/02/14

2013/11/13

2013/11/13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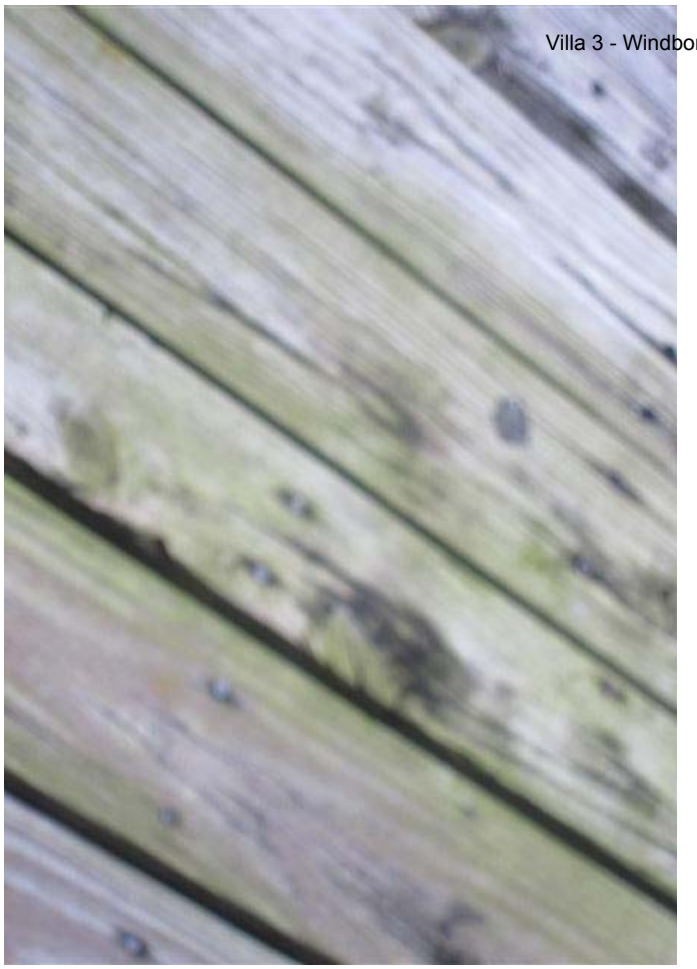
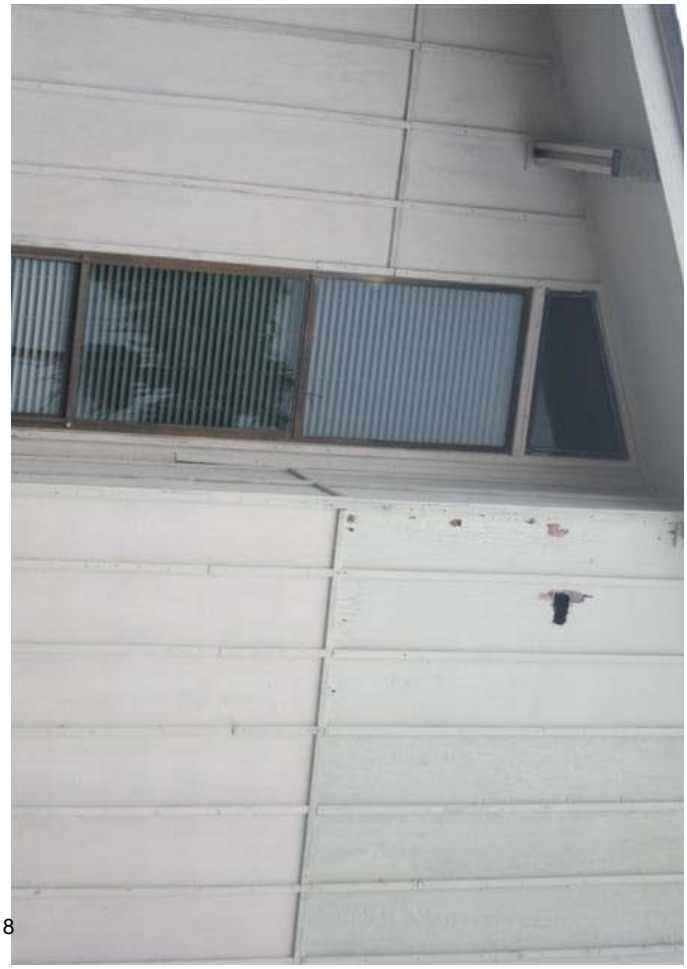
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