



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

**VILLA 4 BUILDING**

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





# VILLA 4 BUILDING



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1033	117S BLDG 4	117	JOYCE TTEE BRENDA M
0009-04-1034	118S BLDG 4	118	1620 PROPERTIES LLC
0009-04-1035	119S BLDG 4	119	COLONY BEACH INVESTORS LLC
0009-04-1036	120S BLDG 4	120	PERUZZI ROBERT A
0009-04-1037	217S BLDG 4	217	RAVIN JOSEPH P
0009-04-1038	218S BLDG 4	218	ABRAMSON HARVEY, ABRAMSON MARJORIE, NEWMAN NEAL, NEWMAN ROCHELLE
0009-04-1039	219S BLDG 4	219	EPSTEIN TTEE SEYMOUR
0009-04-1040	220S BLDG 4	220	KOLLAR CHARLES J, KOLLAR SUSAN J



# VILLA 4 BUILDING – CONCRETE

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





# VILLA 4 BUILDING – ALUMINUM

- **Detached, Dislodged or Failing Connections**





## VILLA 4 BUILDING – MASONRY

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



# VILLA 4 BUILDING – STEEL

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



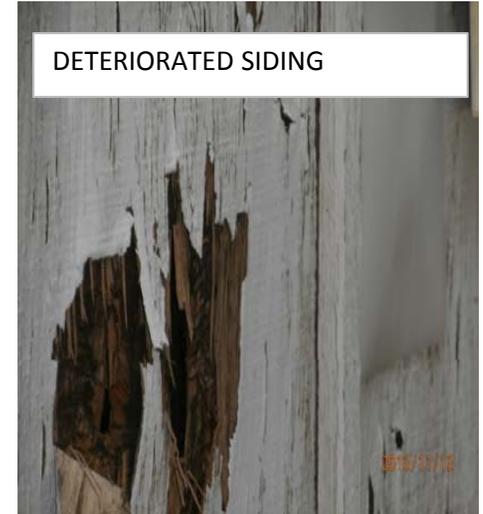
DAMAGED CAST IRON DRAINS



## VILLA 4 BUILDING – WOOD

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

DETERIORATED SIDING



WALKWAY ABOVE FAILING DUE TO  
FAULTY CONNECTIONS





# VILLA 4 BUILDING – STRUCTURAL ENGINEER’S ANALYSIS

- **Substantial Damage**
- **Landward of the CCCL**
- **Must be Brought into Compliance with  
Current Codes**



# VILLA 4 BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- Extensive spalling, fissures, & fractures of piers
- Rebar exposure
- Failing shutter connection poles
- I-Beam failing by corrosion & rusting
- Extreme distress, rot, & cracking in wood members
- Broken cast iron drains
- Damaged window awnings



## VILLA 4 BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 3,500 Square Feet**
- **Perimeter Appx. 400 Lineal Feet**
- **Budgetary Demolition Cost: \$15,000**
- **Budgetary Perimeter Fencing Cost: \$3,400**



## **VILLA 4 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS**

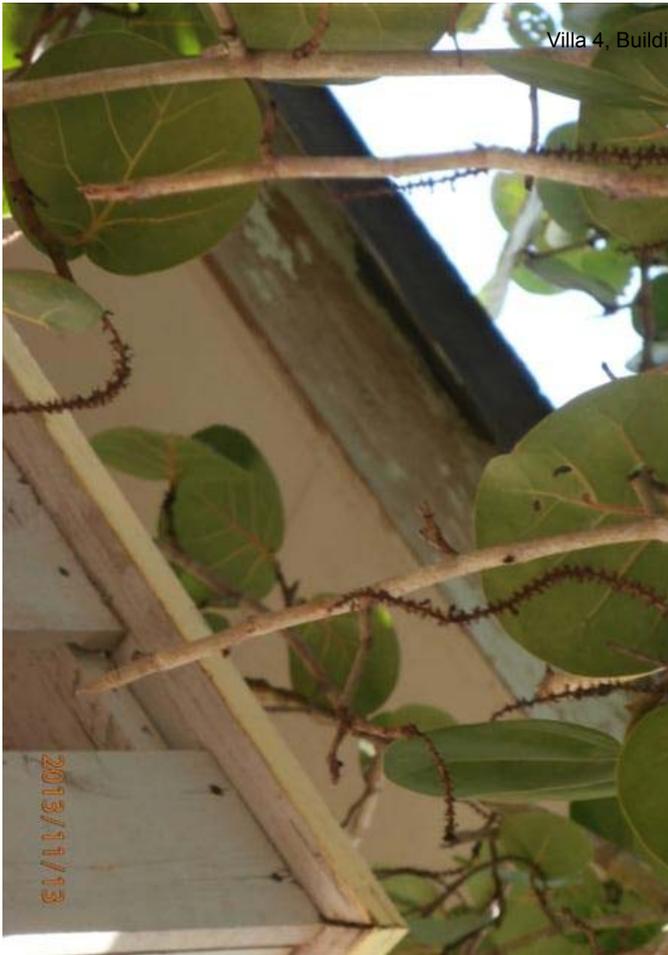
- **Maintain existing building entrance and perimeter security fencing**
- **Disconnect and cap off sewer connection**
- **Provide additional support to upper walkway at post at south entrance**



# VILLA 4 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

- Seal holes in siding on north and west elevations
- Secure and maintain the structure and property in compliance with Longboat Key Code of Ordinances, State, and Federal Regulations













Villa 4, Building Official Pictures





















