



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

VILLA 5 BUILDING

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



VILLA 5 BUILDING



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1041	121S BLDG 5	121	1620 PROPERTIES LLC
0009-04-1042	122S BLDG 5	122	RUSSO JOHN, RUSSO MARY ANN
0009-04-1043	123S BLDG 5	123	YOUNG TERENCE
0009-04-1044	124S BLDG 5	124	COLONY BEACH & TENNIS CLUB ASSN
0009-04-1045	125S BLDG 5	125	REYNOLDS GEORGE R, VISWANATHAN ASIKADI
0009-04-1046	126S BLDG 5	126	PINSKY BRUCE V
0009-04-1047	127S BLDG 5	127	PASSILLA JAMES P, PASSILLA E LYNNE
0009-04-1048	128S BLDG 5	128	SOKOL MARTIN P, SOKOL AMI B
0009-04-1049	221S BLDG 5	221	WICKEY ROBERT J, PINSKY WICKEY PENNY, PINSKY BRUCE, PINSKY EST OF HARRY J
0009-04-1050	222S BLDG 5	222	YABLON JAY R
0009-04-1051	223S BLDG 5	223	SCHMIDT KEVIN, SCHMIDT TRACY, HEILMAN CRAIG
0009-04-1052	224S BLDG 5	224	HUNT THOMAS C, DANN LAURIE
0009-04-1053	225S BLDG 5	225	COLONY BEACH INVESTORS LLC
0009-04-1054	226S BLDG 5	226	ABRAMS TTEE JERRY
0009-04-1055	227S BLDG 5	227	COREY MICHAEL A, COREY LYNNETTE
0009-04-1056	228S BLDG 5	228	COLONY BEACH INVESTORS LLC



VILLA 5 BUILDING – CONCRETE

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





VILLA 5 BUILDING – ALUMINUM

- **Detached, Dislodged or
Failing Connections**



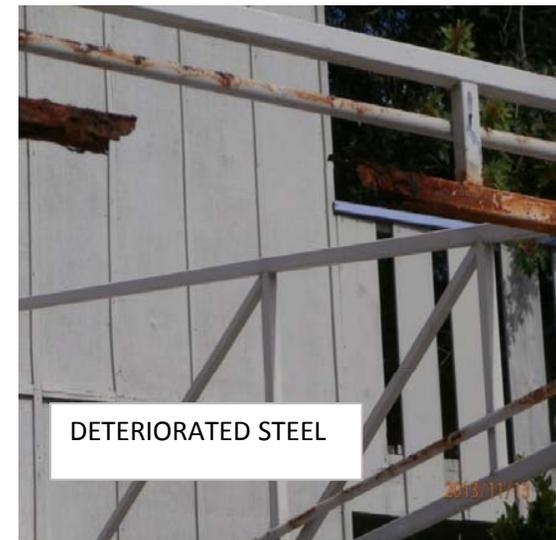
VILLA 5 BUILDING – MASONRY

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



VILLA 5 BUILDING – STEEL

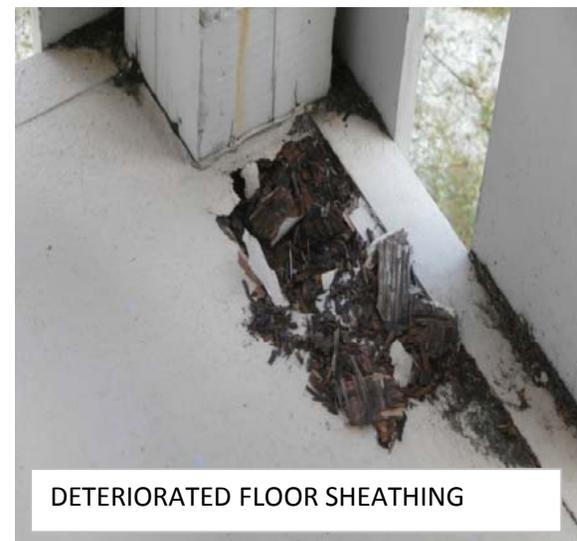
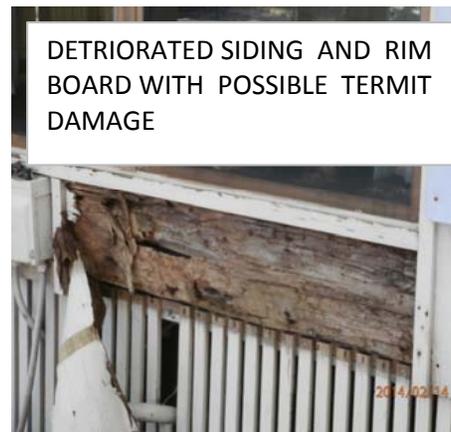
- Deterioration
- Metal fatigue
- Detached, dislodged, or failing connections





VILLA 5 BUILDING – WOOD

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





VILLA 5 BUILDING – STRUCTURAL ENGINEER’S ANALYSIS

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



VILLA 5 BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- Extensive spalling, fissures, & fractures of piers
- 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 5 BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 9,100 Square Feet**
- **Perimeter Appx. 500 Lineal Feet**
- **Budgetary Demolition Cost: \$40,000**
- **Budgetary Perimeter Fencing Cost: \$4,200**



VILLA 5 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

- **Maintain existing building entrance and perimeter security fencing**
- **Disconnect and cap off sewer connection**
- **Building entrance fencing incomplete on south end, secure and complete**
- **Remove all wood and aluminum shutters**



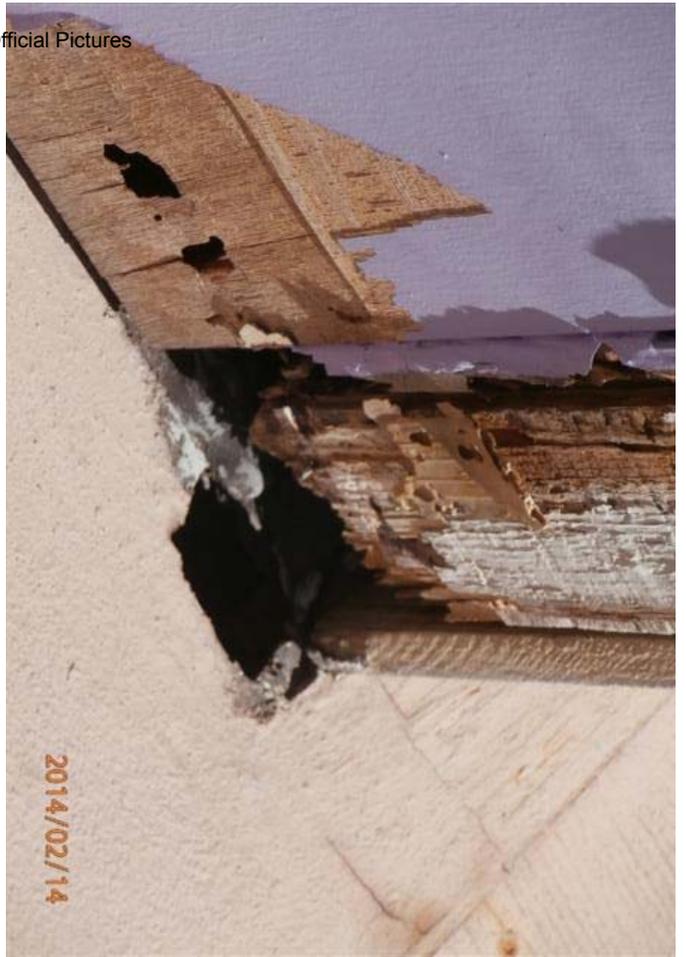
VILLA 5 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS, CONT.

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

Villa 5, Building Official Pictures



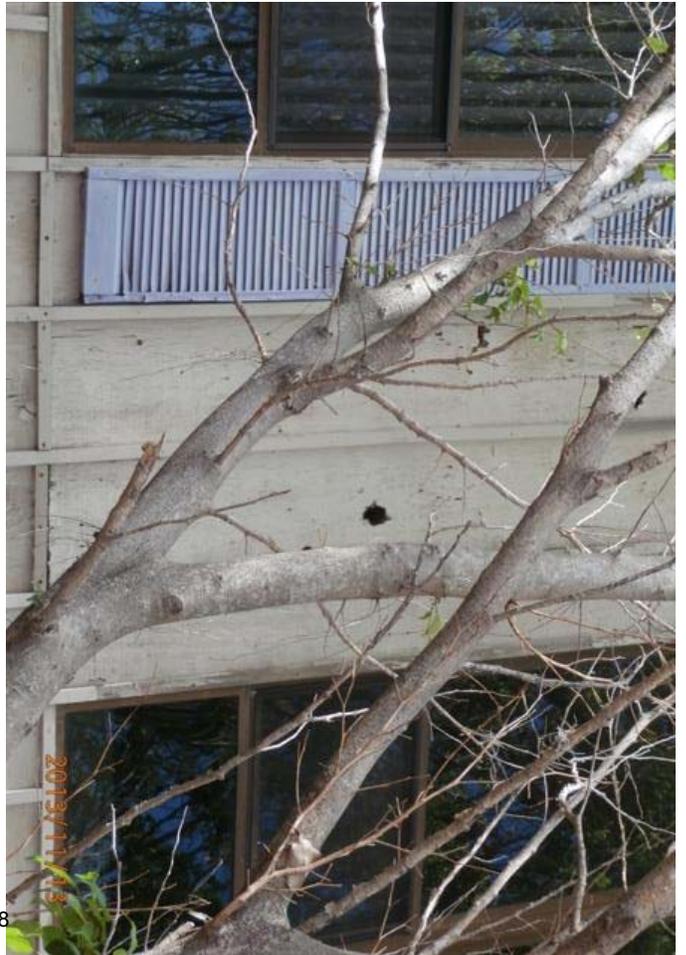
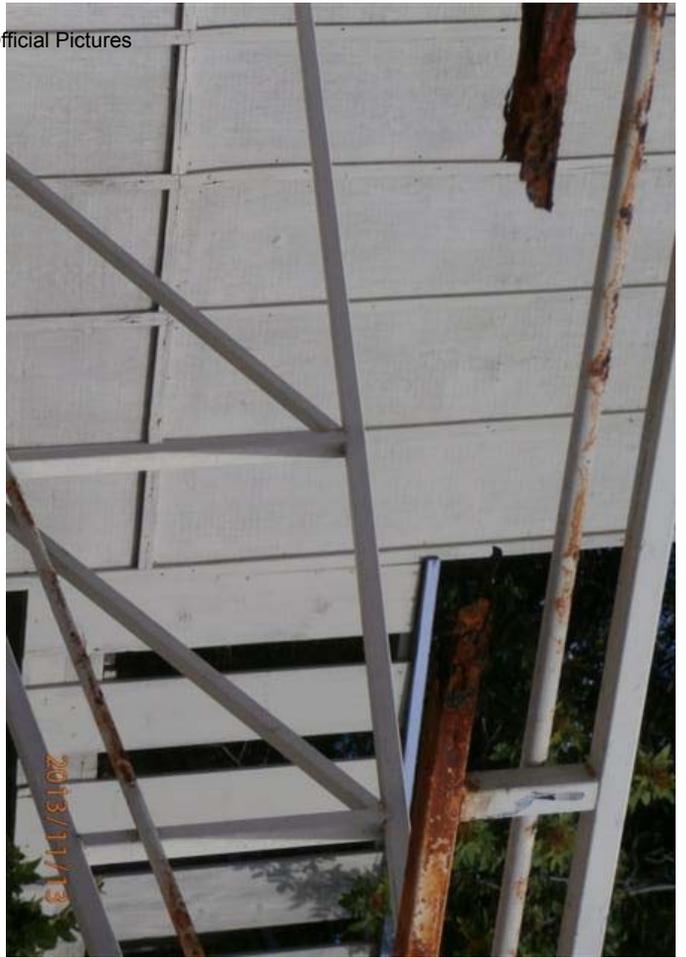




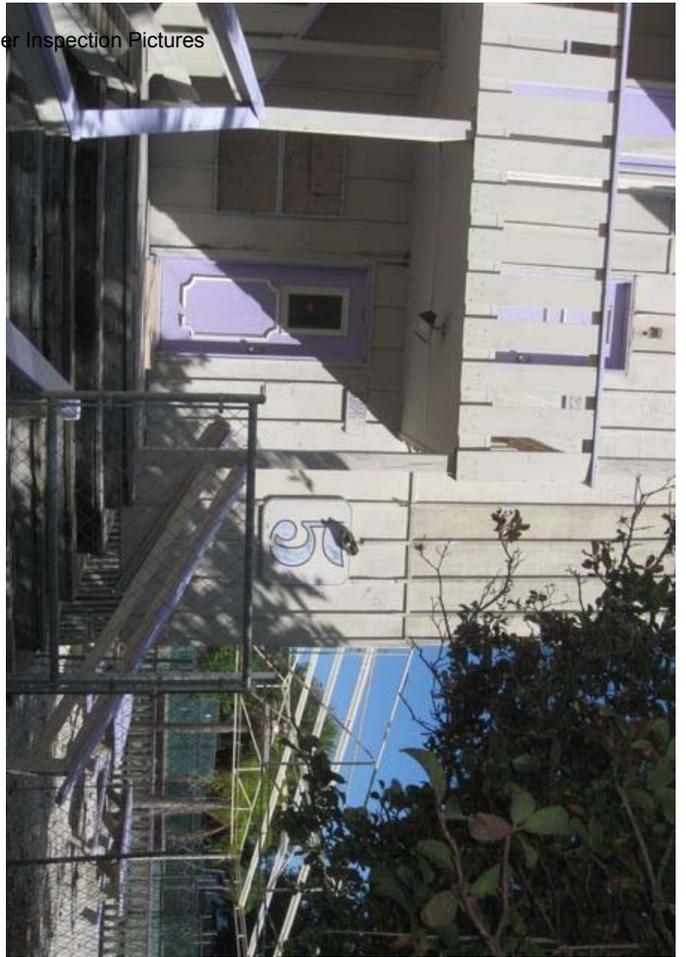






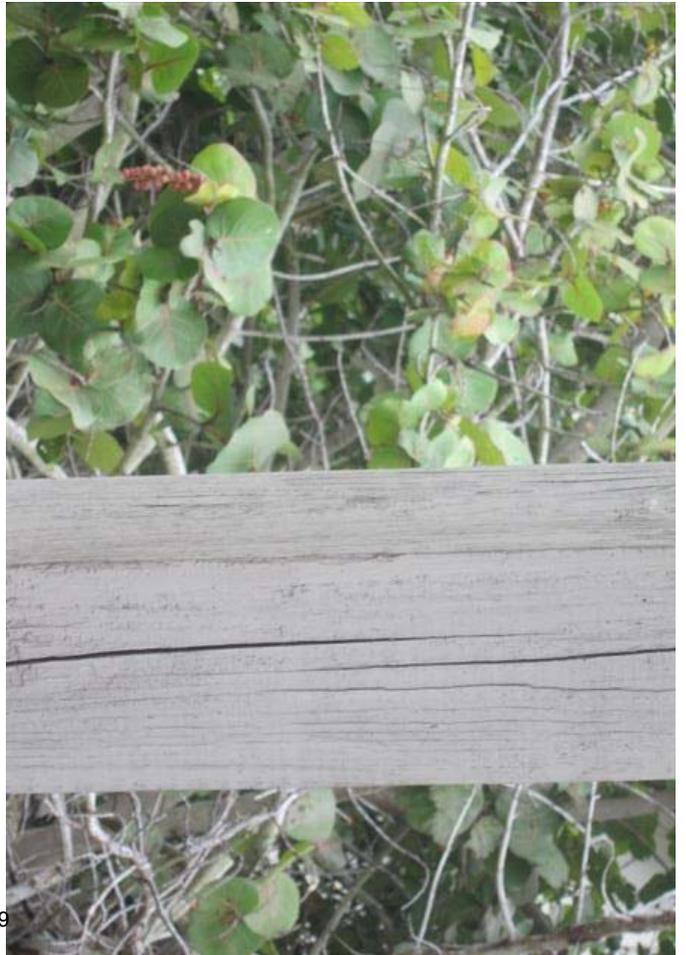




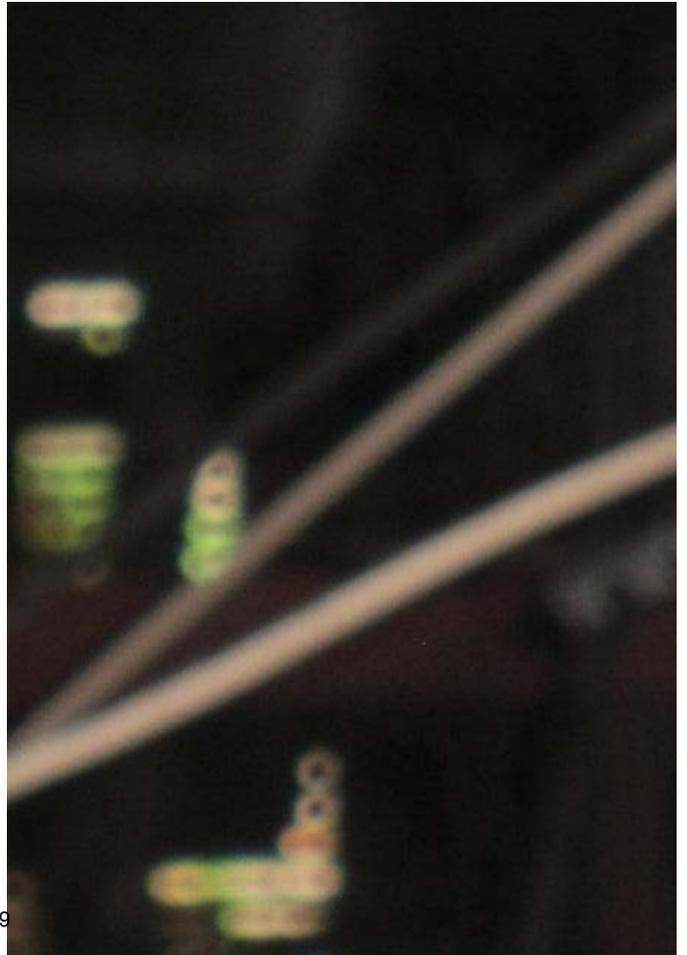
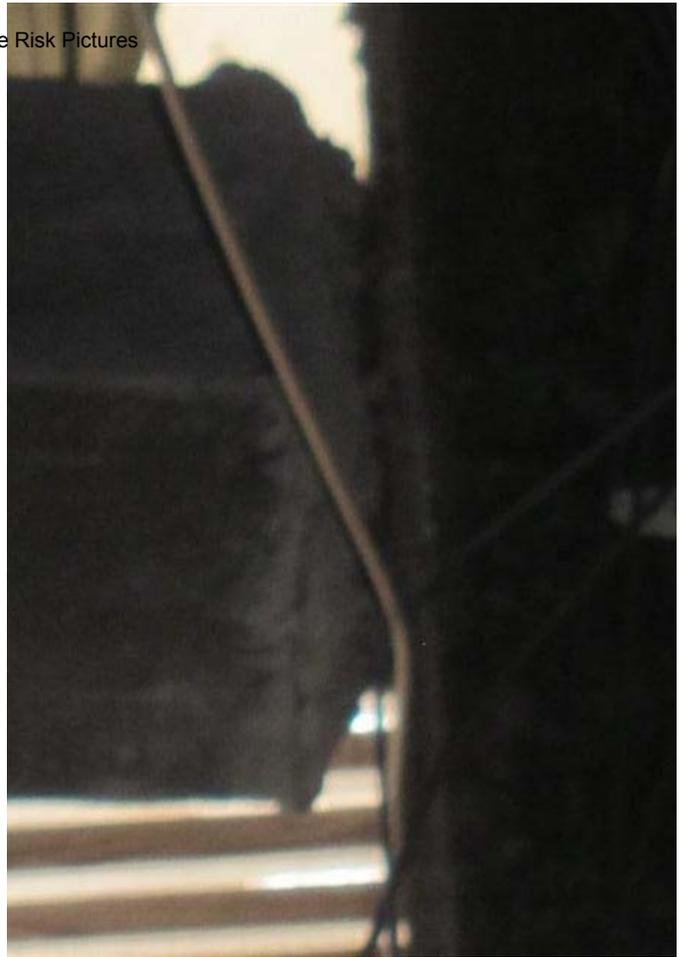




















Villa 5 - Windborne Risk Pictures

