



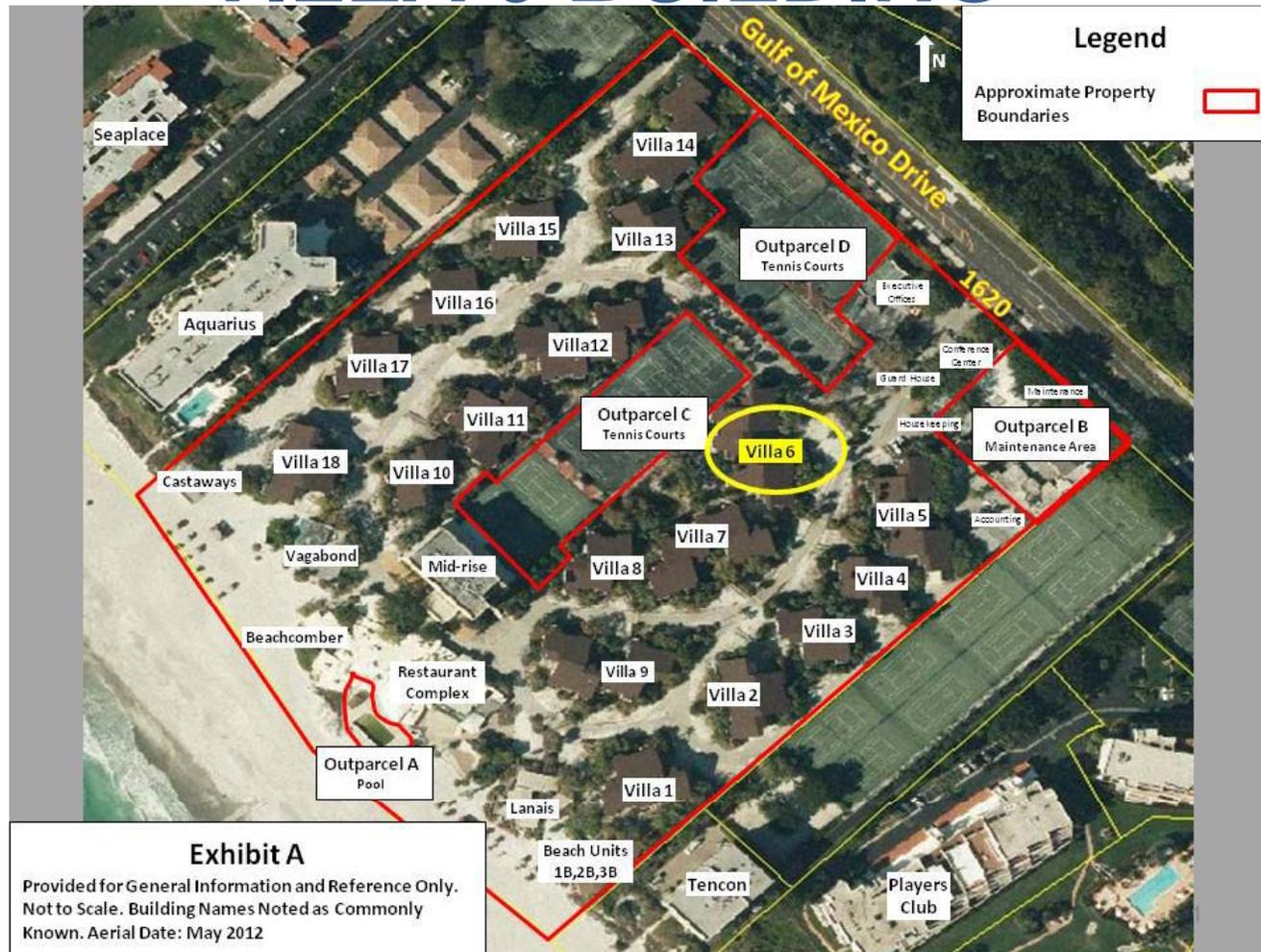
**PUBLIC NUISANCE HEARING  
1620 GULF OF MEXICO DRIVE**

**VILLA 6 BUILDING**

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



# VILLA 6 BUILDING





# VILLA 6 BUILDING



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1057	129S BLDG 6	129	UNIT 129-S LLC
0009-04-1058	130S BLDG 6	130	PRIEST JAMES D, PRIEST ILONA G
0009-04-1059	131S BLDG 6	131	CROTHERS WILLIAM
0009-04-1060	132S BLDG 6	132	COLONY BEACH INVESTORS LLC
0009-04-1061	133S BLDG 6	133	COLONY BEACH INVESTORS LLC
0009-04-1062	134S BLDG 6	134	FREEMAN JAMES G, PAVILLARD MICHELE A, HURST FRED S, HURST DAVIDA Z
0009-04-1063	135S BLDG 6	135	COLONY BEACH INVESTORS LLC
0009-04-1064	136S BLDG 6	136	COLONY BEACH INVESTORS LLC
0009-04-1065	229S BLDG 6	229	COLONY BEACH INVESTORS LLC
0009-04-1066	230S BLDG 6	230	COLONY BEACH INVESTORS LLC
0009-04-1067	231S BLDG 6	231	COLONY BEACH INVESTORS LLC
0009-04-1068	232S BLDG 6	232	KOHNSTAMM PETER L
0009-04-1069	233S BLDG 6	233	1620 PROPERTIES LLC
0009-04-1070	234S BLDG 6	234	MAXIAN M BRUCE, MAXIAN CONSTANCE S
0009-04-1071	235S BLDG 6	235	D L T E HOLDINGS LTD
0009-04-1072	236 S BLDG 6	236	FREEMAN JAMES P TTEE, JERI I FREEMAN FAMILY TRUST



# VILLA 6 BUILDING – CONCRETE

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





# VILLA 6 BUILDING – ALUMINUM

- **Detached, Dislodged or  
Failing Connections**



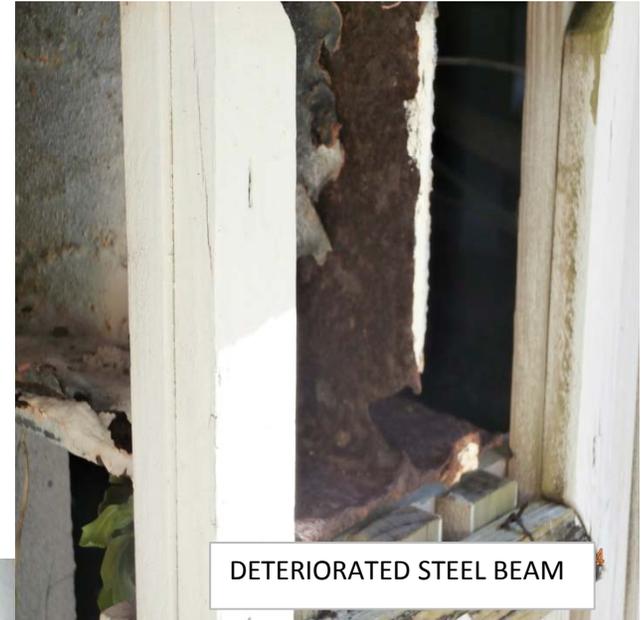
## VILLA 6 BUILDING – MASONRY

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



## VILLA 6 BUILDING – STEEL

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



DETERIORATED STEEL BEAM



DETERIORATED STEEL BEAM.  
DISLODGED REINFORCEMENTS DUE TO  
SPALLED CONCRETE

2014/02/14

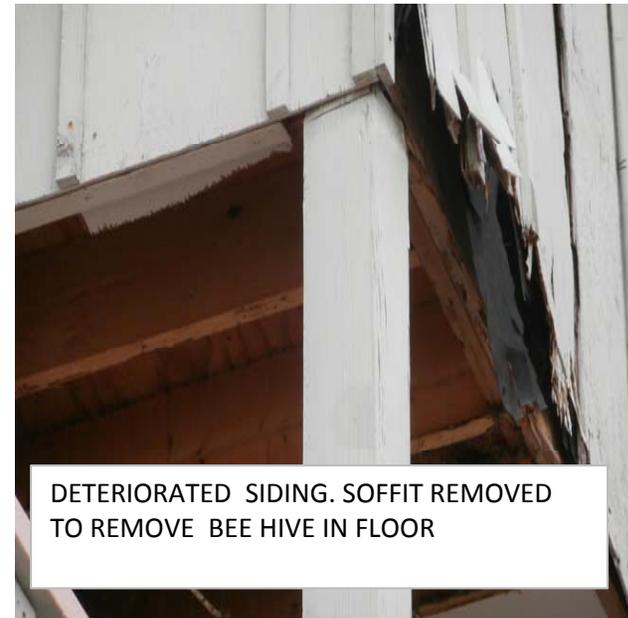


## VILLA 6 BUILDING – WOOD

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



DETERIORATED SIDING



DETERIORATED SIDING. SOFFIT REMOVED  
TO REMOVE BEE HIVE IN FLOOR



# VILLA 6 BUILDING – STRUCTURAL ENGINEER’S ANALYSIS

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



# VILLA 6 BUILDING – WINDBORNE RISK EXPERT ANALYSIS

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



## VILLA 6 BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 10,600 Square Feet**
- **Perimeter Appx. 500 Lineal Feet**
- **Budgetary Demolition Cost: \$45,500**
- **Budgetary Perimeter Fencing Cost: \$4,200**



## **VILLA 6 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS**

- **Seal/cover holes made from bee hive remediation on east elevation**
- **Evacuate refrigerant from two AC unit on east side of building**
- **Remove patio furniture from all decks**



## **VILLA 6 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)**

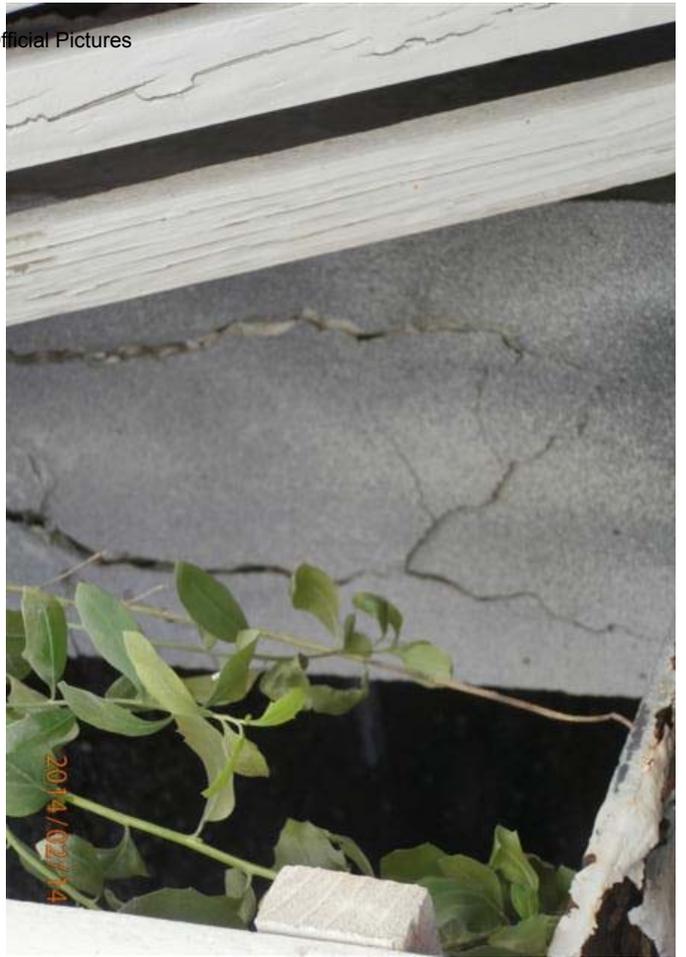
- **Seal/cover holes in siding at middle entry**
- **Remove or secure loose siding on south elevation and north entry**
- **Remove deck to Unit 232**
- **Remove all wood and aluminum shutters**

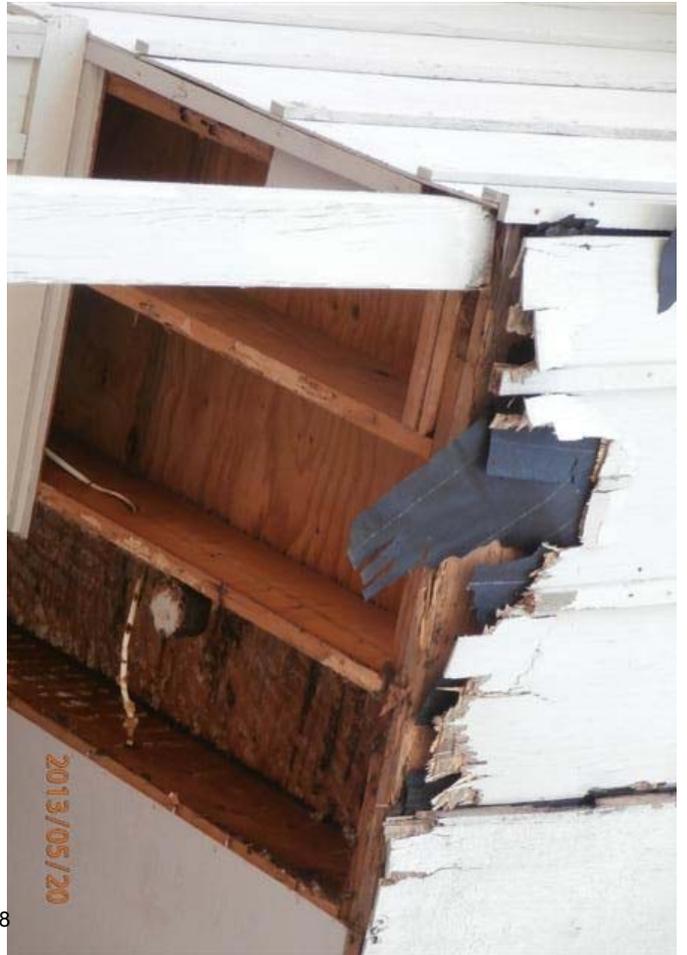


# VILLA 6 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

- **Maintain existing building entrance and perimeter security fencing**
- **Disconnect and cap off sewer connection**
- **Secure and maintain the structure and property in compliance with Longboat Key Code of Ordinances, State, and Federal Regulations**







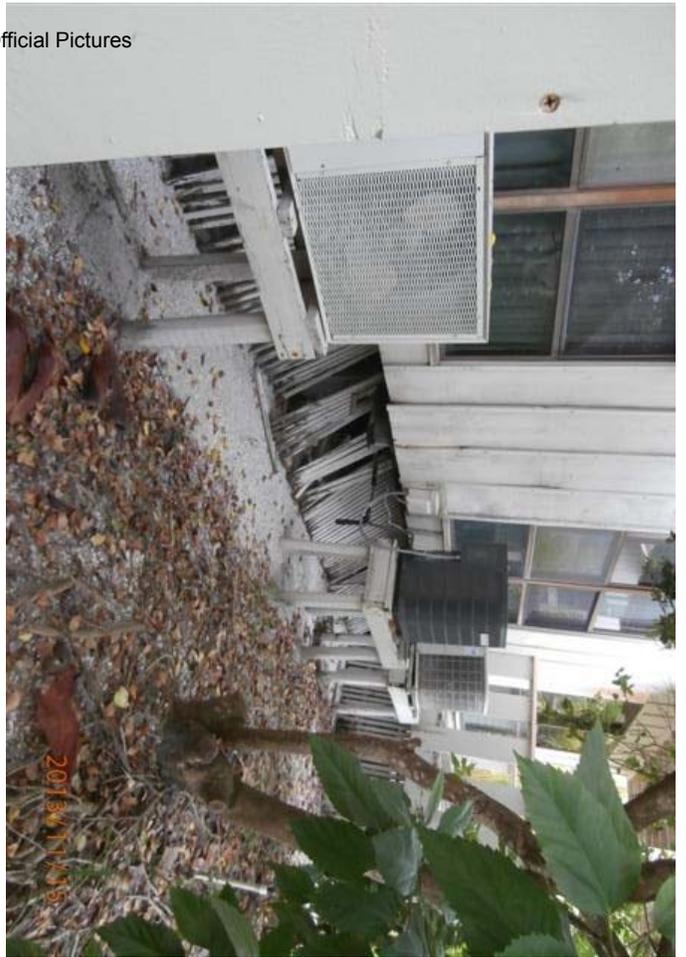


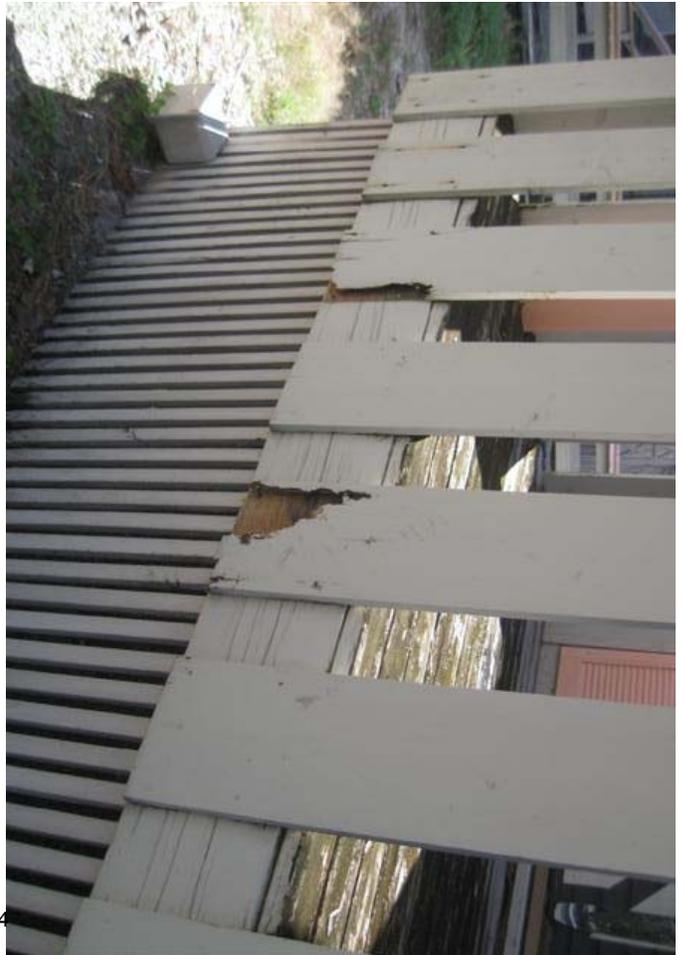
Villa 6, Building Official Pictures

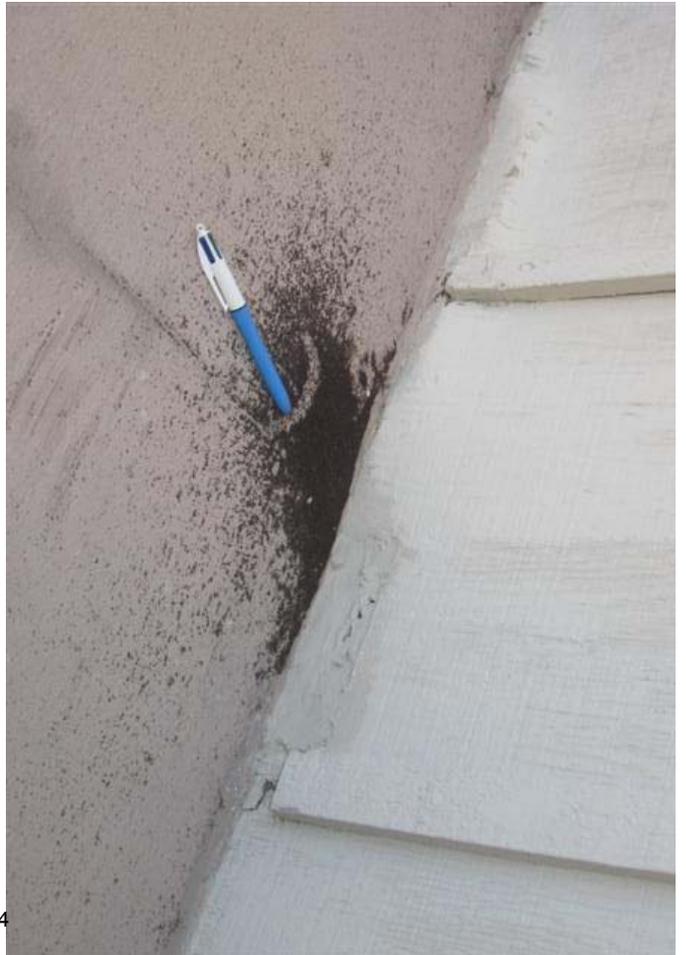








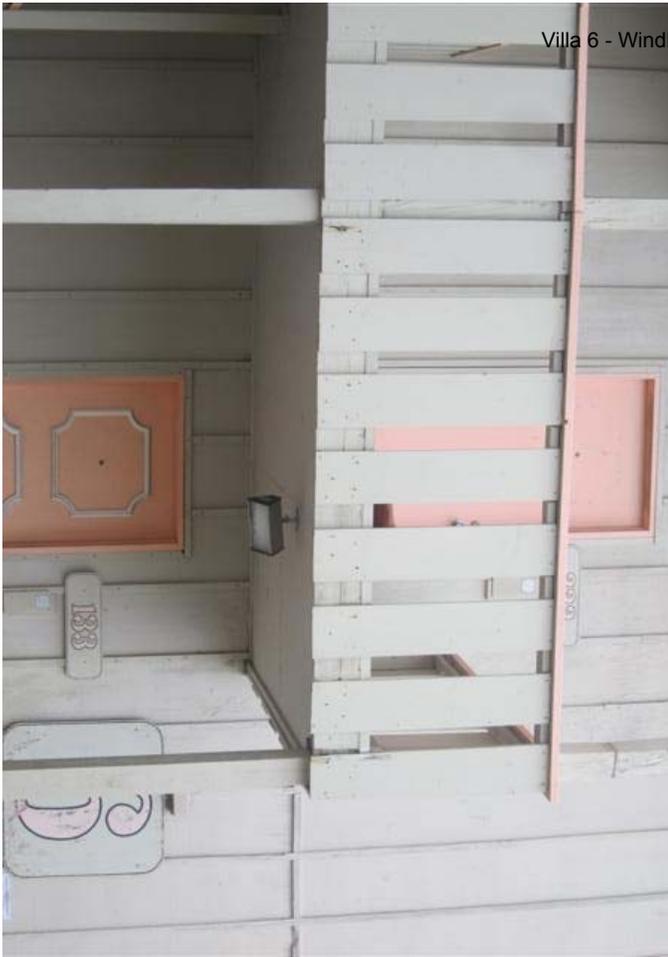












Villa 6 - Windborne Risk Pictures

