



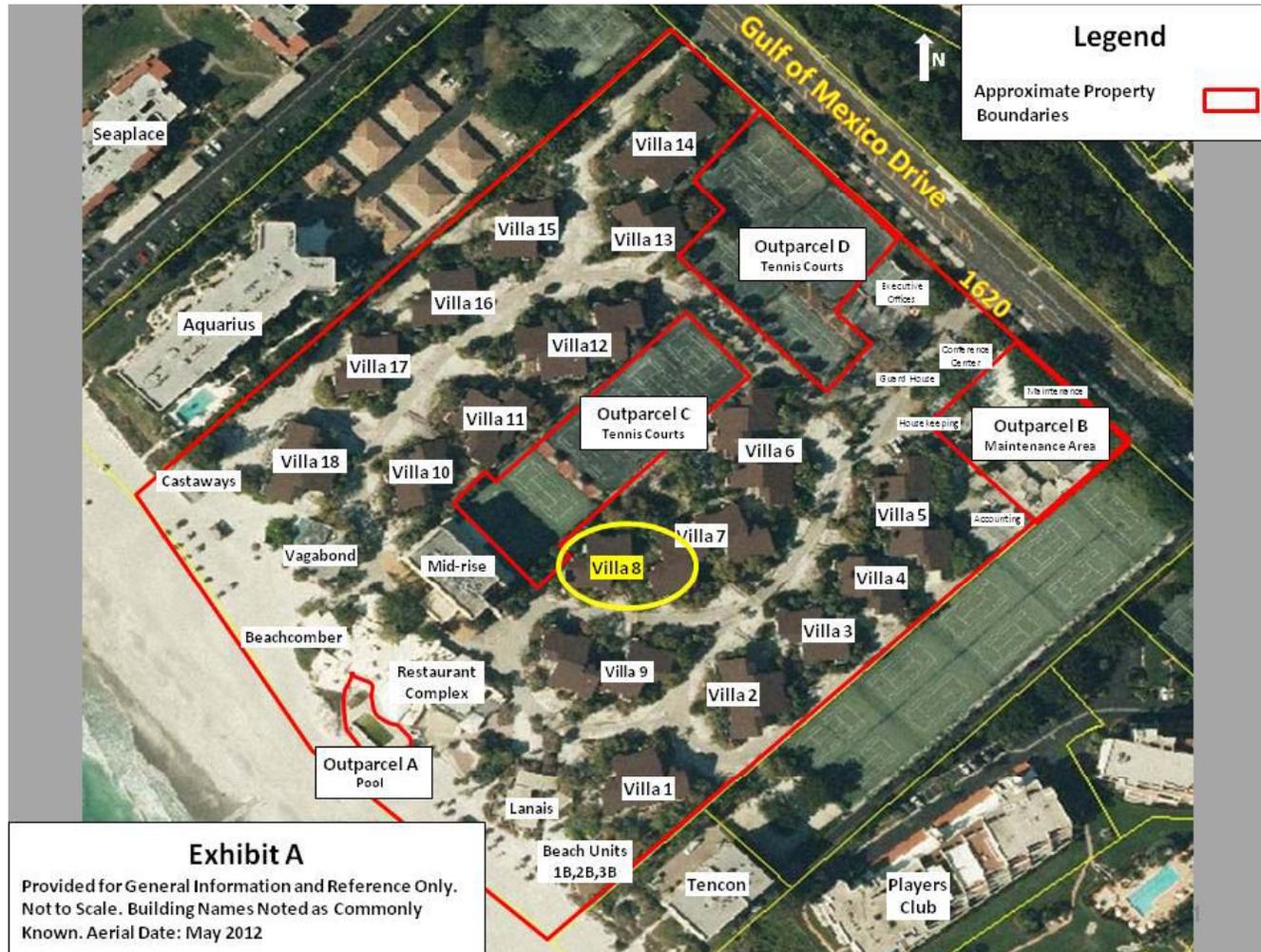
**PUBLIC NUISANCE HEARING  
1620 GULF OF MEXICO DRIVE**

**VILLA 8 BUILDING**

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



# VILLA 8 BUILDING





# VILLA 8 BUILDING



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1089	145S BLDG 8	145	1620 PROPERTIES LLC
0009-04-1090	146S BLDG 8	146	WEHRLIN GEORGE W, WEHRLIN DOLORES M
0009-04-1091	147S BLDG 8	147	COLONY BEACH INVESTORS LLC
0009-04-1092	148S BLDG 8	148	BROWN TTEE ANDREA A, (ACG TEAM TRUST)
0009-04-1093	245S BLDG 8	245	SCAZ LLC
0009-04-1094	246S BLDG 8	246	BELAMARIC JOHN, BELAMARIC MARILYN M
0009-04-1095	247S BLDG 8	247	O DONNELL COLONY HOLDINGS LLC
0009-04-1096	248S BLDG 8	248	PRIGNANO TTEE ROBERT, PRIGNANO TTEE LORRAINE E



# VILLA 8 BUILDING – CONCRETE

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



SPALLED CONCRETE WITH EXPOSED REINFORCEMENT .



# VILLA 8 BUILDING – ALUMINUM

- **Detached, Dislodged or  
Failing Connections**



## VILLA 8 BUILDING – MASONRY

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



# VILLA 8 BUILDING – STEEL

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



Deteriorated Steel beam



## VILLA 8 BUILDING – WOOD

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





# VILLA 8 BUILDING – STRUCTURAL ENGINEER’S ANALYSIS

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



# VILLA 8 BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- Concrete piers showing spalling, cracks, & corrosion
- I-beam bottom flange showing corrosion
- Deck joists split & cracking
- Exterior wood showing signs of rot, holes, extreme settlement, & insect damage
- Lattice skirting dislodged



## VILLA 8 BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 4,200 Square Feet**
- **Perimeter Appx. 400 Lineal Feet**
- **Budgetary Demolition Cost: \$18,000**
- **Budgetary Perimeter Fencing Cost: \$3,400**



## **VILLA 8 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS**

- **Maintain existing building entrance and perimeter security fencing**
- **Disconnect and cap off sewer connection**
- **Remove all wood and aluminum shutters**
- **Remove furniture from all decks**



# VILLA 8 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

- Seal/cover holes in siding on north, south, and east elevations
- Secure post and support to upper walkway at east entry
- Secure and maintain the structure and property in compliance with Longboat Key Code of Ordinances, State, and Federal Regulations





