



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

VILLA 9 BUILDING

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



VILLA 9 BUILDING

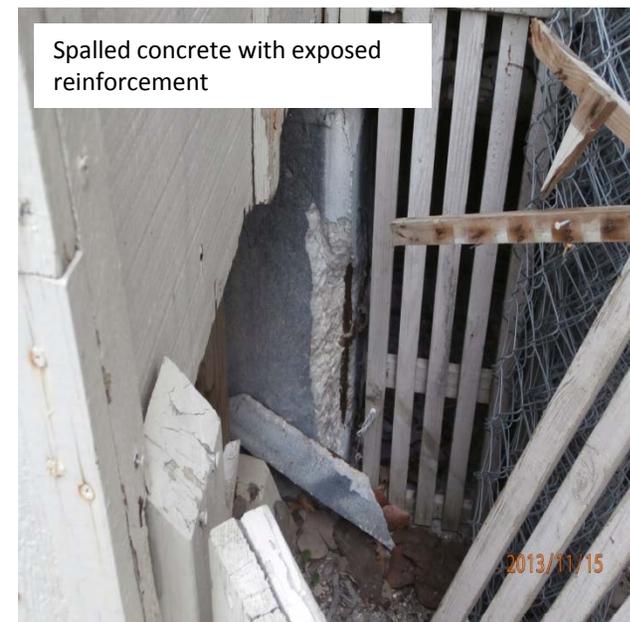


Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1097	149S BLDG 9	149	COLONY BEACH INVESTORS LLC
0009-04-1098	150S BLDG 9	150	HUNT THOMAS C
0009-04-1099	151S BLDG 9	151	ELHOFF PAUL D, ELHOFF CLAUDIA J
0009-04-1100	152S BLDG 9	152	SZABO ZOLTAN
0009-04-1101	153S BLDG 9	153	BROWN TTEE ANDREA A
0009-04-1102	154S BLDG 9	154	KEARNS ELSIE R
0009-04-1103	155S BLDG 9	155	YENO MON INC
0009-04-1104	156S BLDG 9	156	WARREN WILLIAM J, WARREN VALERIE B
0009-04-1105	249S BLDG 9	249	SPIEGEL BARRY A
0009-04-1106	250S BLDG 9	250	RAGS FAMILY L P
0009-04-1107	251S BLDG 9	251	GETTINGER ROBERT S
0009-04-1108	252S BLDG 9	252	REDDY TTEE VANGALA P, REDDY TTEE SHASHIKALA V, RAO KATIKINENI V, RAO B
0009-04-1109	253S BLDG 9	253	LAY DAVID W
0009-04-1110	254S BLDG 9	254	KEARNS THOMAS, KEARNS ELSIE
0009-04-1111	255S BLDG 9	255	ECKSTEIN ROLAND, ECKSTEIN GLORIA
0009-04-1112	256S BLDG 9	256	FARINA EDWARD C



VILLA 9 BUILDING – CONCRETE

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





VILLA 9 BUILDING – ALUMINUM

- **Detached, Dislodged or
Failing Connections**



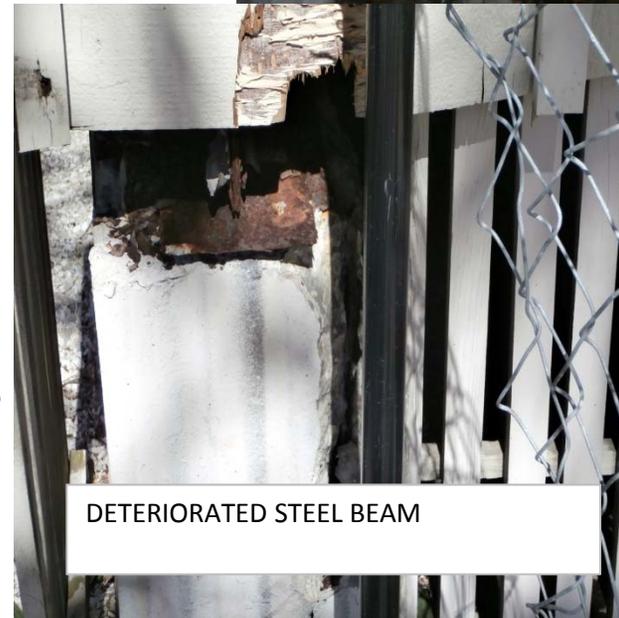
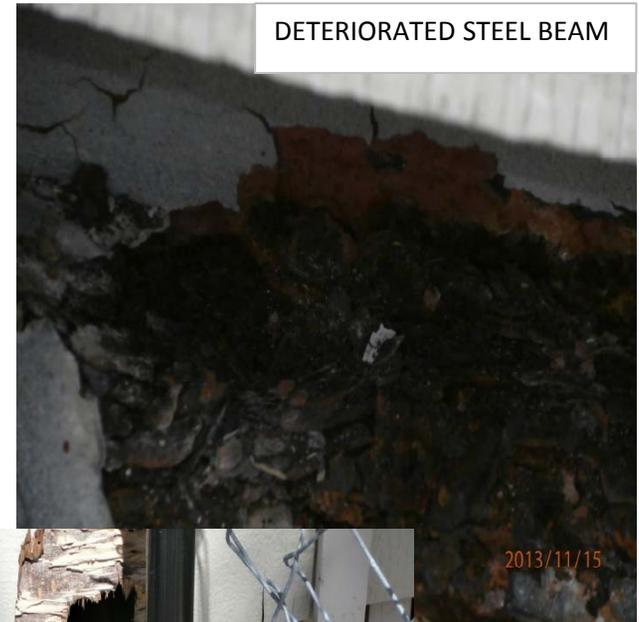
VILLA 9 BUILDING – MASONRY

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



VILLA 9 BUILDING – STEEL

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



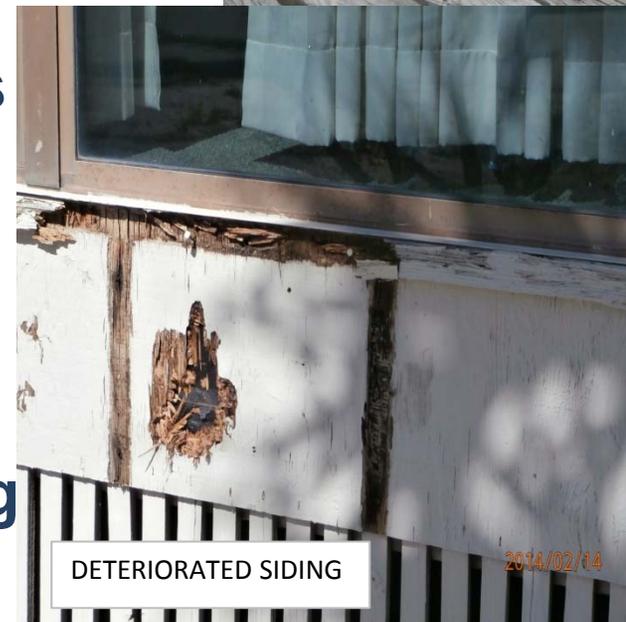


VILLA 9 BUILDING – WOOD

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



WALKWAY SYSTEM FALLING DUE TO FAILING CONNECTIONS



DETERIORATED SIDING



VILLA 9 BUILDING – STRUCTURAL ENGINEER'S ANALYSIS

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



VILLA 9 BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- Spalling, fissures, cracks, & corrosion of piers
- I-Beams show exterior rust
- Extreme distress of exterior wood
- Wood post connection failure
- Extreme settlement of deck members



VILLA 9 BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 8,800 Square Feet**
- **Perimeter Appx. 500 Lineal Feet**
- **Budgetary Demolition Cost: \$38,000**
- **Budgetary Perimeter Fencing Cost: \$4,200**



VILLA 9 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

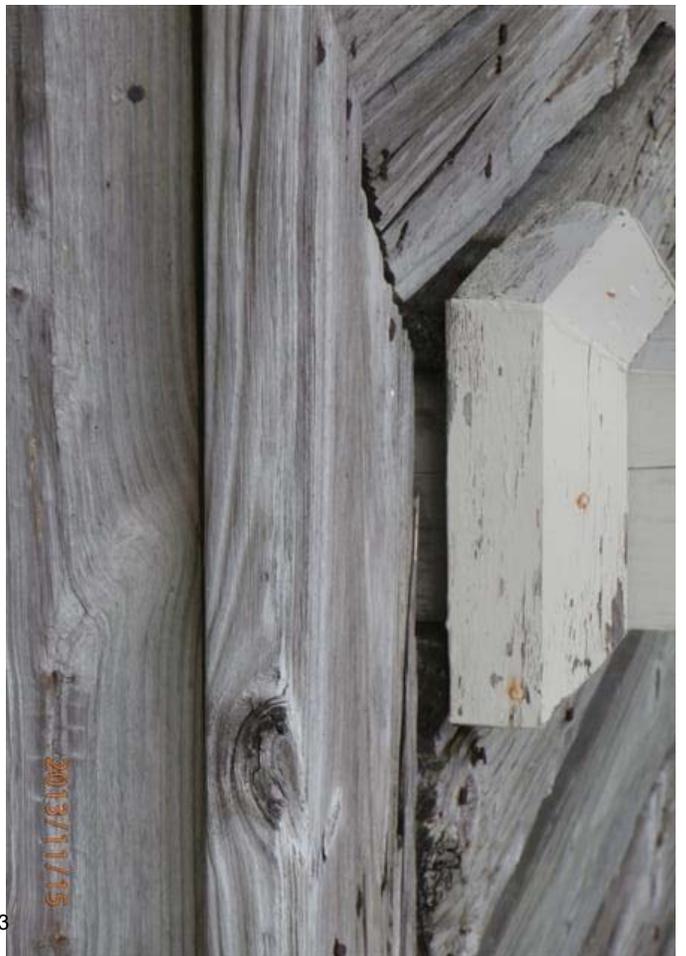
- **Remove all wood and aluminum shutters**
- **Seal/cover holes in siding on west elevation**
- **Remove all patio furniture from the decks**
- **Disconnect and cap off sewer connection**



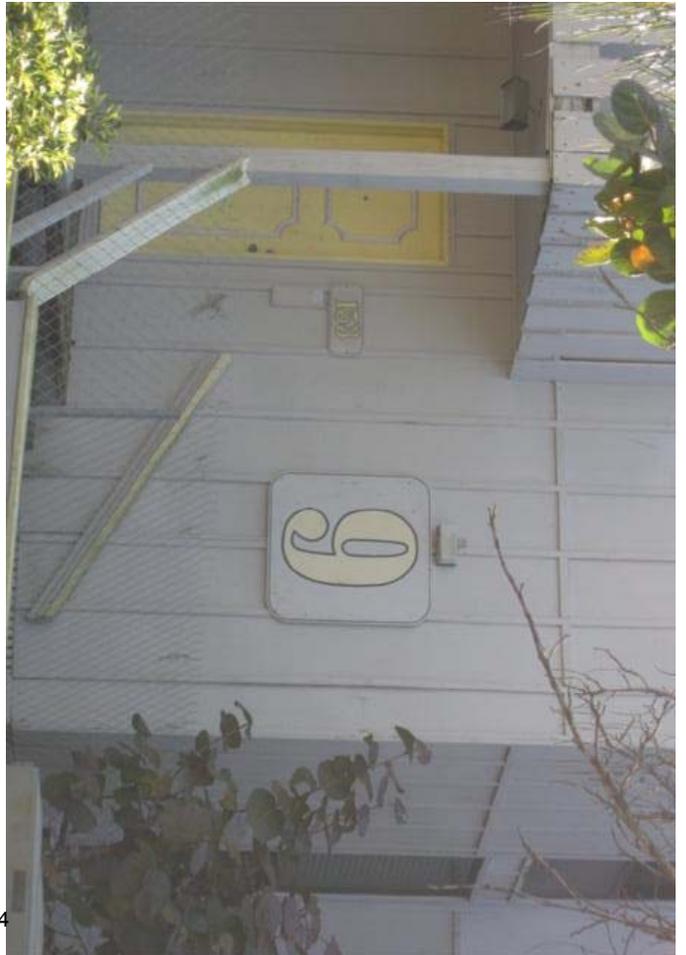
VILLA 9 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

- Secure or remove loose batten boards on north elevation
- Maintain existing building entrance and perimeter security fencing
- Secure and maintain the structure and property in compliance with Longboat Key Code of Ordinances, State, and Federal Regulations

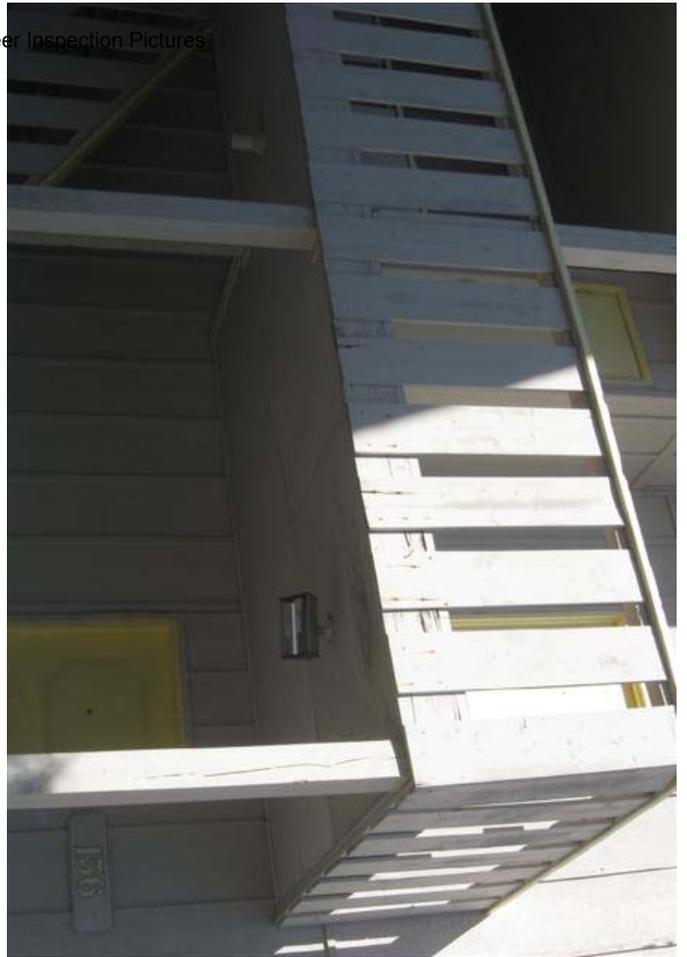


















Villa 9 - Windborne Risk Pictures









