



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

VILLA 11 BUILDING

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



VILLA 11 BUILDING

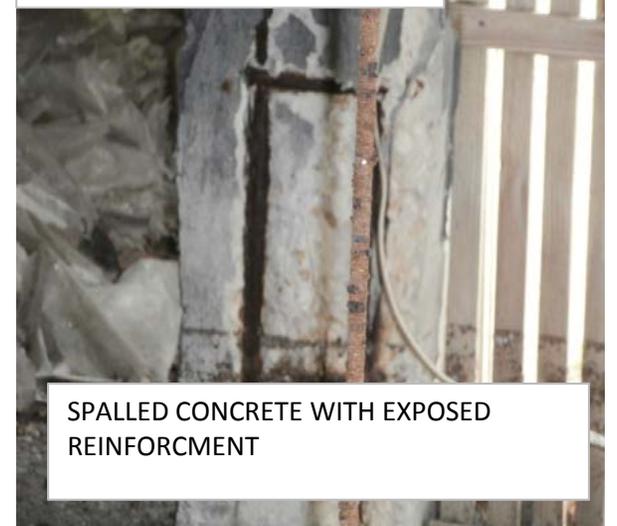


Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1189	139N BLDG 11	639	COLONY BEACH INVESTORS LLC
0009-04-1190	140N BLDG 11	640	BRADLEY JAMES M
0009-04-1191	141N BLDG 11	641	COLONY BEACH INVESTORS LLC
0009-04-1192	142N BLDG 11	642	COLONY BEACH INVESTORS LLC
0009-04-1193	143N BLDG 11	643	COLONY BEACH INVESTORS LLC
0009-04-1194	144N BLDG 11	644	RATCLIFFE SUSAN, KOVAR STEPHANIE
0009-04-1195	239N BLDG 11	739	EMSLIE JAMES F, EMSLIE ARTEMIS M
0009-04-1196	240N BLDG 11	740	ZUFFRANIERI JR BENJAMIN M
0009-04-1197	241N BLDG 11	741	RATCLIFFE GILLIAN H, WEHRLIN GEORGE W
0009-04-1198	242N BLDG 11	742	C & N REALTY COMPANY
0009-04-1199	243N BLDG 11	743	TURNER LIEBERT S, TURNER MARIA P
0009-04-1200	244N BLDG 11	744	COLONY BEACH INVESTORS LLC



VILLA 11 BUILDING – CONCRETE

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





VILLA 11 BUILDING – ALUMINUM

- **Detached, Dislodged or
Failing Connections**



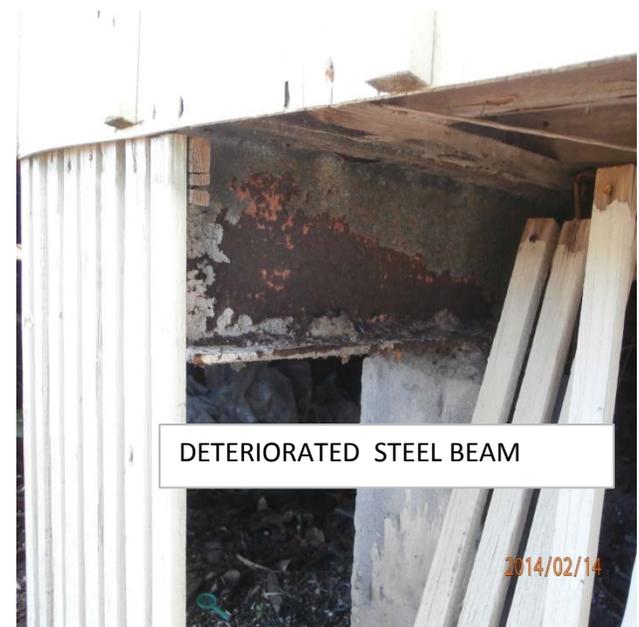
VILLA 11 BUILDING – MASONRY

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



VILLA 11 BUILDING – STEEL

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





VILLA 11 BUILDING – WOOD

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





VILLA 11 BUILDING – STRUCTURAL ENGINEER'S ANALYSIS

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



VILLA 11 BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- Extreme deformation in elevated deck
- Spalling, corrosion, fractures, & fissures in piers
- I-Beams show signs of corrosion
- Wood siding, trim, awnings show signs of distress
- Signs of termite & insect damage



VILLA 11 BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 6,700 Square Feet**
- **Perimeter Appx. 400 Lineal Feet**
- **Budgetary Demolition Cost: \$29,000**
- **Budgetary Perimeter Fencing Cost: \$3,400**



VILLA 11 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

- **Remove all wood and aluminum shutters**
- **Seal/cover holes in siding on east, west, and north elevations**
- **Remove patio furniture from decks on south side**
- **Secure loose siding on north elevation**
- **Disconnect and cap off sewer connection**



VILLA 11 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

- **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**



