



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

**VILLA 12 BUILDING**

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





# VILLA 12 BUILDING



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1173	131N BLDG 12	631	COLONY BEACH INVESTORS LLC
0009-04-1174	132N BLDG 12	632	FIRESTONE GREGORY, BRAUNER ROBERT E
0009-04-1175	133N BLDG 12	633	THOMAS DAVID B, THOMAS ANNE M TTEE
0009-04-1176	134N BLDG 12	634	COLONY BEACH INVESTORS LLC
0009-04-1177	135N BLDG 12	635	COLONY BEACH INVESTORS LLC
0009-04-1178	136N BLDG 12	636	COLONY BEACH INVESTORS LLC
0009-04-1179	137N BLDG 12	637	1620 PROPERTIES LLC
0009-04-1180	138N BLDG 12	638	LIVOLSI GLEN, ROBITO RODNEY
0009-04-1181	231N BLDG 12	731	MOGEN TTEE JOHN A
0009-04-1182	232N BLDG 12	732	1620 PROPERTIES LLC
0009-04-1183	233N BLDG 12	733	GUERRERA TTEE JOSEPH B, GUERRERA TTEE ANN M, (A AND J GUERRERA REALTY TR)
0009-04-1184	234N BLDG 12	734	TURNER LIEBERT S, TURNER MARIA P
0009-04-1185	235N BLDG 12	735	COLONY BEACH INVESTORS LLC
0009-04-1186	236N BLDG 12	736	COLONY BEACH INVESTORS LLC
0009-04-1187	237N BLDG 12	737	BUTLER DAVID G, KLINGES KARL G
0009-04-1188	238N BLDG 12	738	COLONY BEACH INVESTORS LLC



# VILLA 12 BUILDING – CONCRETE

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





# VILLA 12 BUILDING – ALUMINUM

- **Detached, Dislodged or Failing Connections**





## VILLA 12 BUILDING – MASONRY

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



## VILLA 12 BUILDING – STEEL

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





## VILLA 12 BUILDING – WOOD

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





# VILLA 12 BUILDING – STRUCTURAL ENGINEER’S ANALYSIS

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



## VILLA 12 BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- Spalling, fissures, fractures, & corrosion of piers
- I-Beams show corrosion
- Awnings failing
- Wooden boards rotting
- Signs of termite & insect damage



## VILLA 12 BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 8,800 Square Feet**
- **Perimeter Appx. 500 Lineal Feet**
- **Budgetary Demolition Cost: \$37,800**
- **Budgetary Perimeter Fencing Cost: \$4,200**



## VILLA 12 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

- Remove all wood and aluminum shutters
- Seal/cover holes in siding on east and west elevations
- Secure or remove loose batten boards on south elevation



## **VILLA 12 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)**

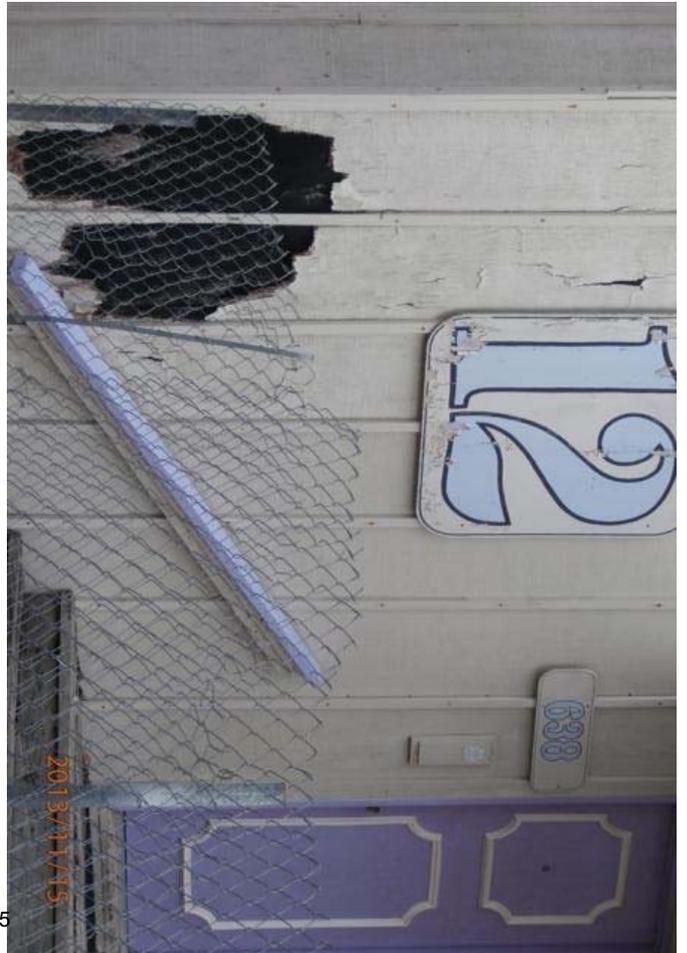
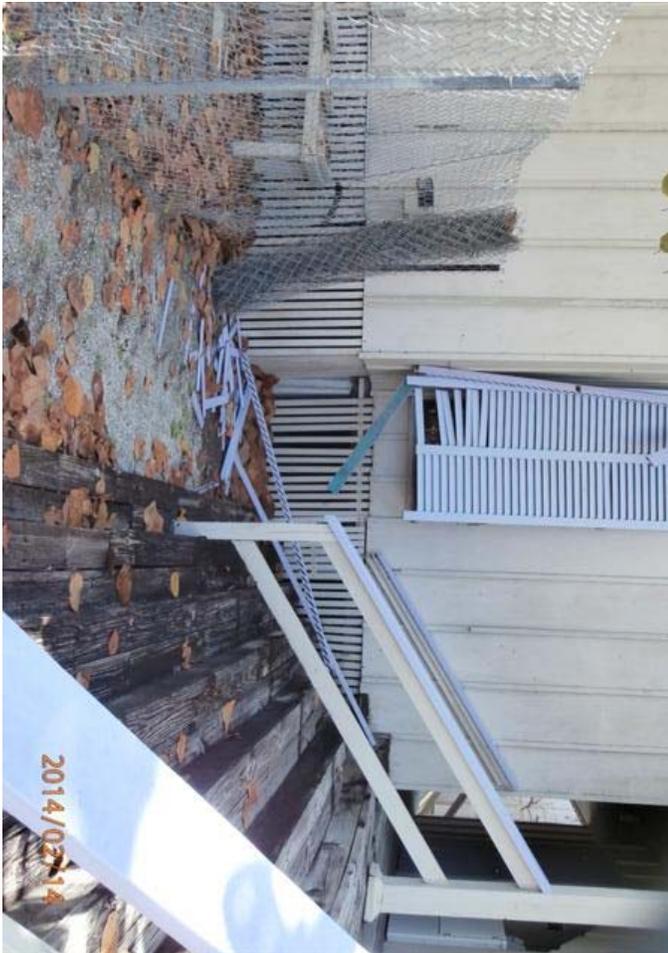
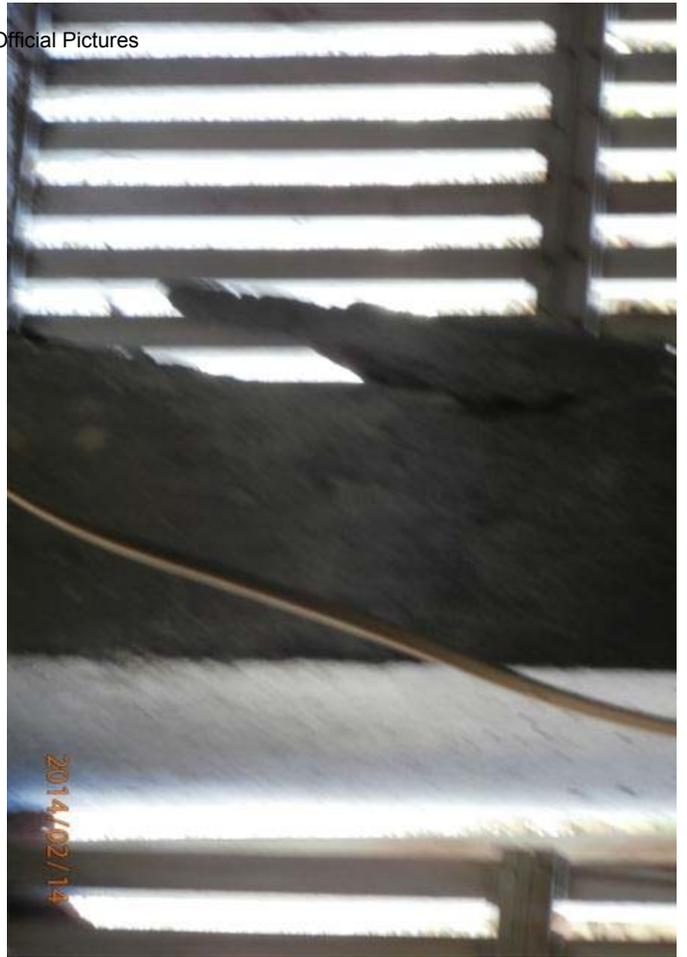
- **Secure or remove loose balusters on upper walkway at south entry and from decks on north side**
- **Remove refrigerant for AC units one east side, one south side**



# VILLA 12 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**









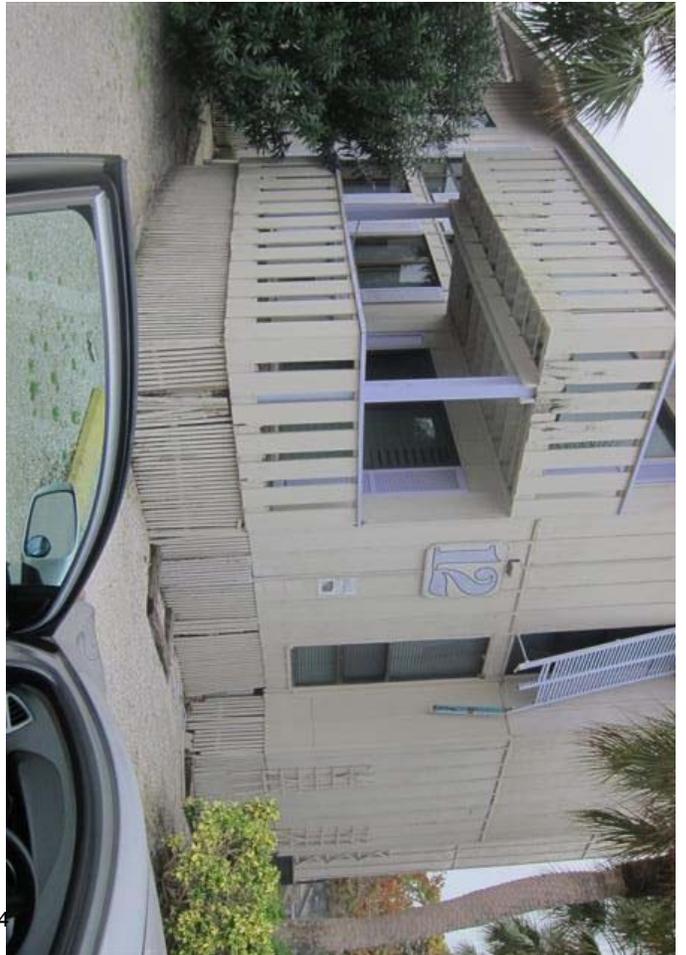
Villa 12, Building Official Pictures











Villa 12 - Windborne Risk Pictures





Villa 12 - Windborne Risk Pictures

