



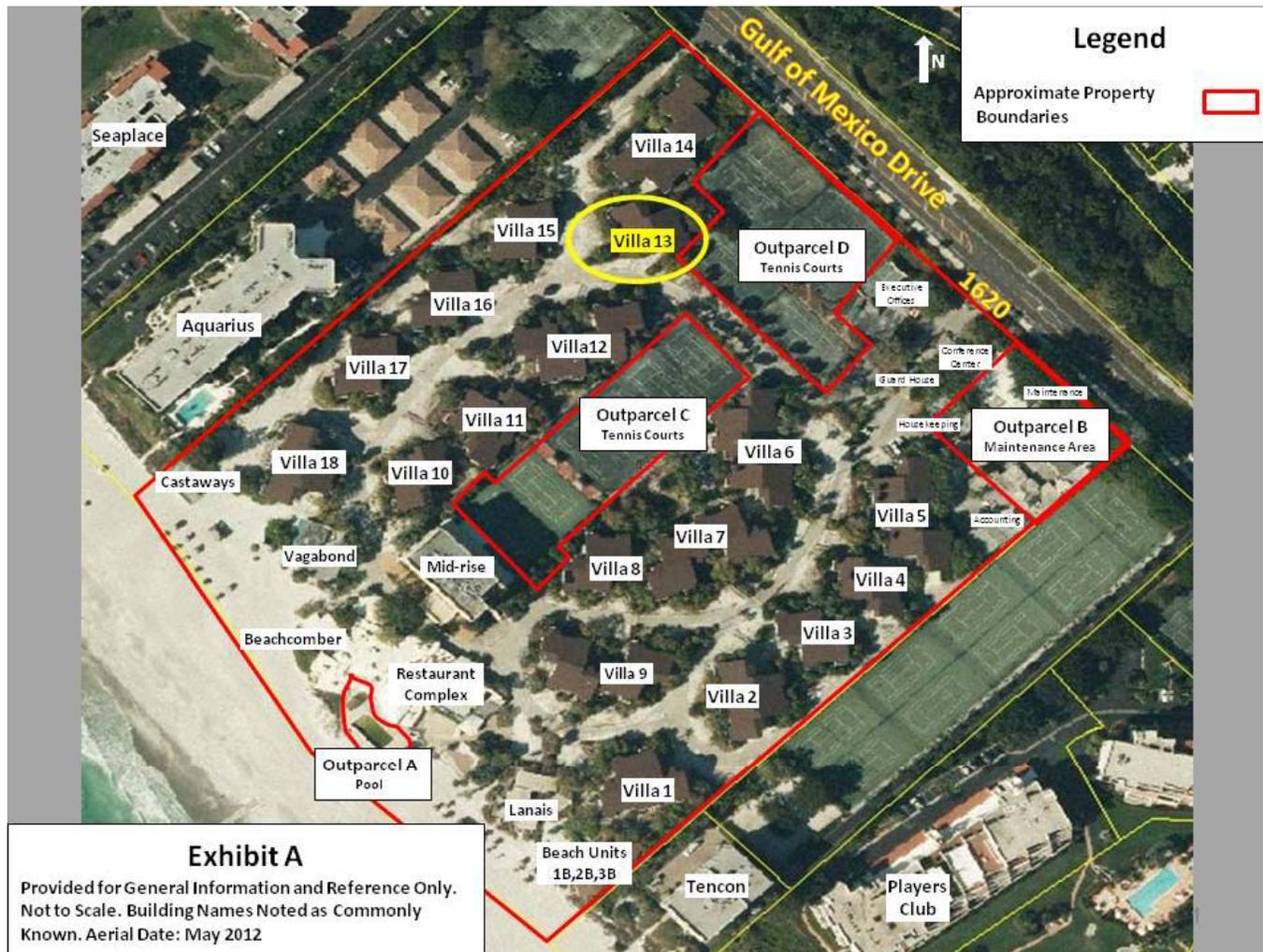
**PUBLIC NUISANCE HEARING  
1620 GULF OF MEXICO DRIVE**

**VILLA 13 BUILDING**

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



# VILLA 13 BUILDING





# VILLA 13 BUILDING



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1165	127N BLDG 13	627	COLONY BEACH INVESTORS LLC
0009-04-1166	128 BLDG 13	628	O DONNELL COLONY HOLDINGS LLC
0009-04-1167	129N BLDG 13	629	ROSS STUART, ROSS JOAN A, BIGWOOD MANAGEMENT LTD
0009-04-1168	130N BLDG 13	630	COLONY BEACH INVESTORS LLC
0009-04-1169	227N BLDG 13	727	COLONY BEACH INVESTORS LLC
0009-04-1170	228N BLDG 13	728	COLONY BEACH INVESTORS LLC
0009-04-1171	229N BLDG 13	729	SCHAFFER CHARLES J, SCHAFFER MAUREEN P
0009-04-1172	230N BLDG 13	730	ROSSI MARY L



# VILLA 13 BUILDING – CONCRETE

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





# VILLA 13 BUILDING – ALUMINUM

- **Detached, Dislodged or  
Failing Connections**



## VILLA 13 BUILDING – MASONRY

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



# VILLA 13 BUILDING – STEEL

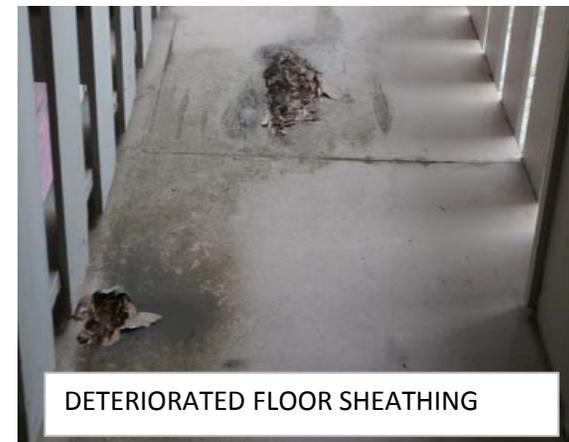
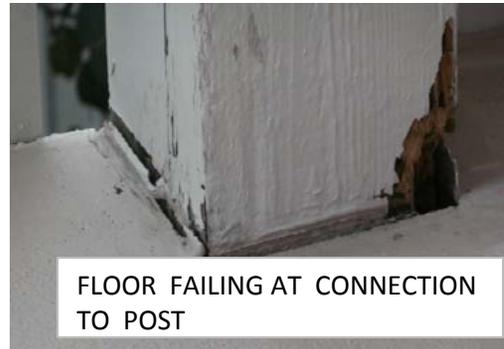
- Deterioration
- Metal fatigue
- Detached, dislodged, or failing connections





# VILLA 13 BUILDING – WOOD

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





# VILLA 13 BUILDING – STRUCTURAL ENGINEER’S ANALYSIS

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



## VILLA 13 BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- Deterioration & corrosion in piers
- Rot in elevated decks & wood posts
- Extreme rot in upper walkway
- Signs of termite & insect damage
- Deflected porch beams



## VILLA 13 BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 3,200 Square Feet**
- **Perimeter Appx. 400 Lineal Feet**
- **Budgetary Demolition Cost: \$14,000**
- **Budgetary Perimeter Fencing Cost: \$3,400**



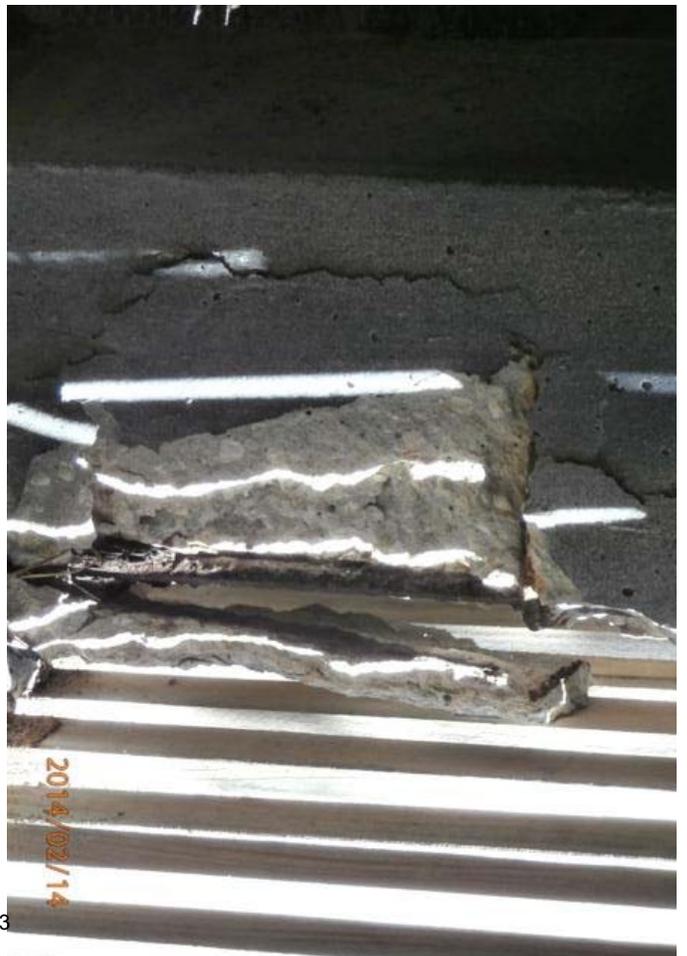
## **VILLA 13 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS**

- **Seal/cover holes in siding on north elevation**
- **Maintain existing building entrance and perimeter security fencing**
- **Disconnect and cap off sewer connection**
- **Remove all wood and aluminum shutters**



## **VILLA 13 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS, CONT.**

- **Secure and maintain the structure and property in compliance with Longboat Key Code of Ordinances, State, and Federal Regulations**







2013/11/15



2013/11/15



2013/11/15





Villa 13 - Windborne Risk Pictures

