



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

VILLA 14 BUILDING

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



VILLA 14 BUILDING



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1149	119N BLDG 14	619	WHALEY JAMIE
0009-04-1150	120N BLDG 14	620	NALE DEVELOPMENT (FLORIDA) INC
0009-04-1151	121N BLDG 14	621	ADAMS W ANDREW
0009-04-1152	122N BLDG 14	622	COLONY BEACH INVESTORS LLC
0009-04-1153	123N BLDG 14	623	COLONY BEACH INVESTORS LLC
0009-04-1154	124N BLDG 14	624	FAYTEL INC
0009-04-1155	125N BLDG 14	625	COLONY BEACH INVESTORS LLC
0009-04-1156	126N, BLDG 14	626	PINSKY WICKEY PENNY
0009-04-1157	219N BLDG 14	719	BOULAY LUC F, BOULAY GEORGINA
0009-04-1158	220 BLDG 14	720	ROGERS - BUTCHER PAMELA S
0009-04-1159	221N BLDG 14	721	STONEHAM TTEE LOIS E
0009-04-1160	222N BLDG 14	722	TOLBERT CO-TTEE JAMES A, TOLBERT CO-TTEE JEFFERY D, HAMMERSLEY CO-TTEE JANICE L, (TOLBERT FAM REAL EST TR)
0009-04-1161	223N BLDG 14	723	KATZ LAWRENCE, KATZ JANETTE, KATZ DAVID, KATZ JULIE
0009-04-1162	224N BLDG 14	724	ERAZMUS R F, ERAZMUS MARGARET M, ASHLEY WILLIAM C, ASHLEY DOROTHEA T
0009-04-1163	225N BLDG 14	725	COLONY BEACH INVESTORS LLC
0009-04-1164	226N BLDG 14	726	COLONY BEACH INVESTORS LLC



VILLA 14 BUILDING – CONCRETE

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





VILLA 14 BUILDING – ALUMINUM

- **Detached, Dislodged or
Failing Connections**



VILLA 14 BUILDING – MASONRY

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



VILLA 14 BUILDING – STEEL

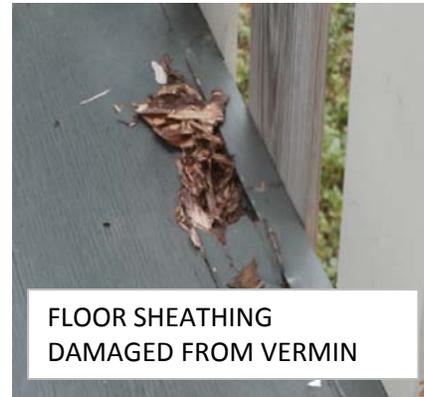
- Deterioration
- Metal fatigue
- Detached, dislodged, or failing connections





VILLA 14 BUILDING – WOOD

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





VILLA 14 BUILDING – STRUCTURAL ENGINEER’S ANALYSIS

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



VILLA 14 BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- **Spalling & corrosion of piers**
- **Connection failure of stairs beam**
- **Siding rot**
- **Exterior wood rot**



VILLA 14 BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 9,400 Square Feet**
- **Perimeter Appx. 500 Lineal Feet**
- Budgetary Demolition Cost: \$40,000**
- **Budgetary Perimeter Fencing Cost: \$4,200**



VILLA 14 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

- **Remove all wood and aluminum shutters**
- **Remove refrigerant from AC units on north and east ends of building**
- **Seal/cover holes on east and west elevations**



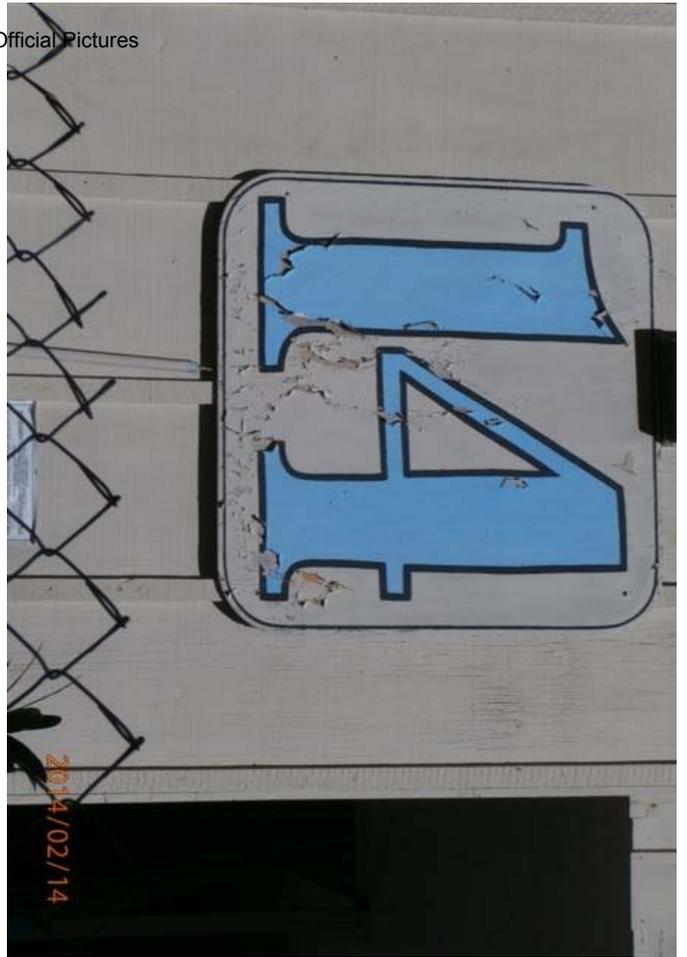
VILLA 14 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

- **Remove or secure loose batten boards on south elevation**
- **Maintain existing building entrance and perimeter security fencing**
- **Disconnect and cap off sewer connection**



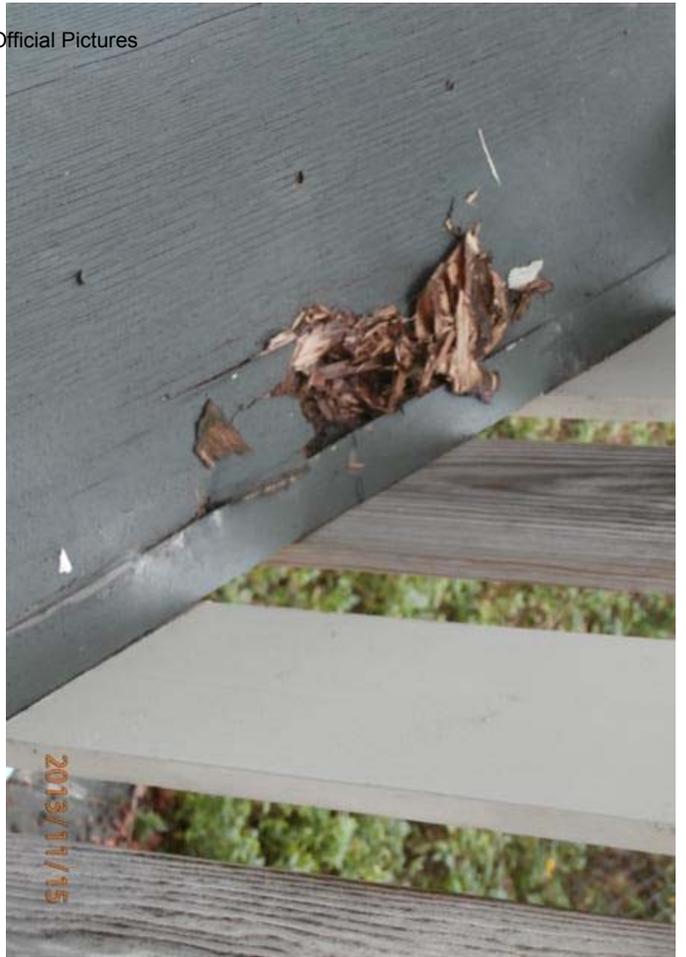
VILLA 14 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

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









Villa 14, Building Official Pictures



