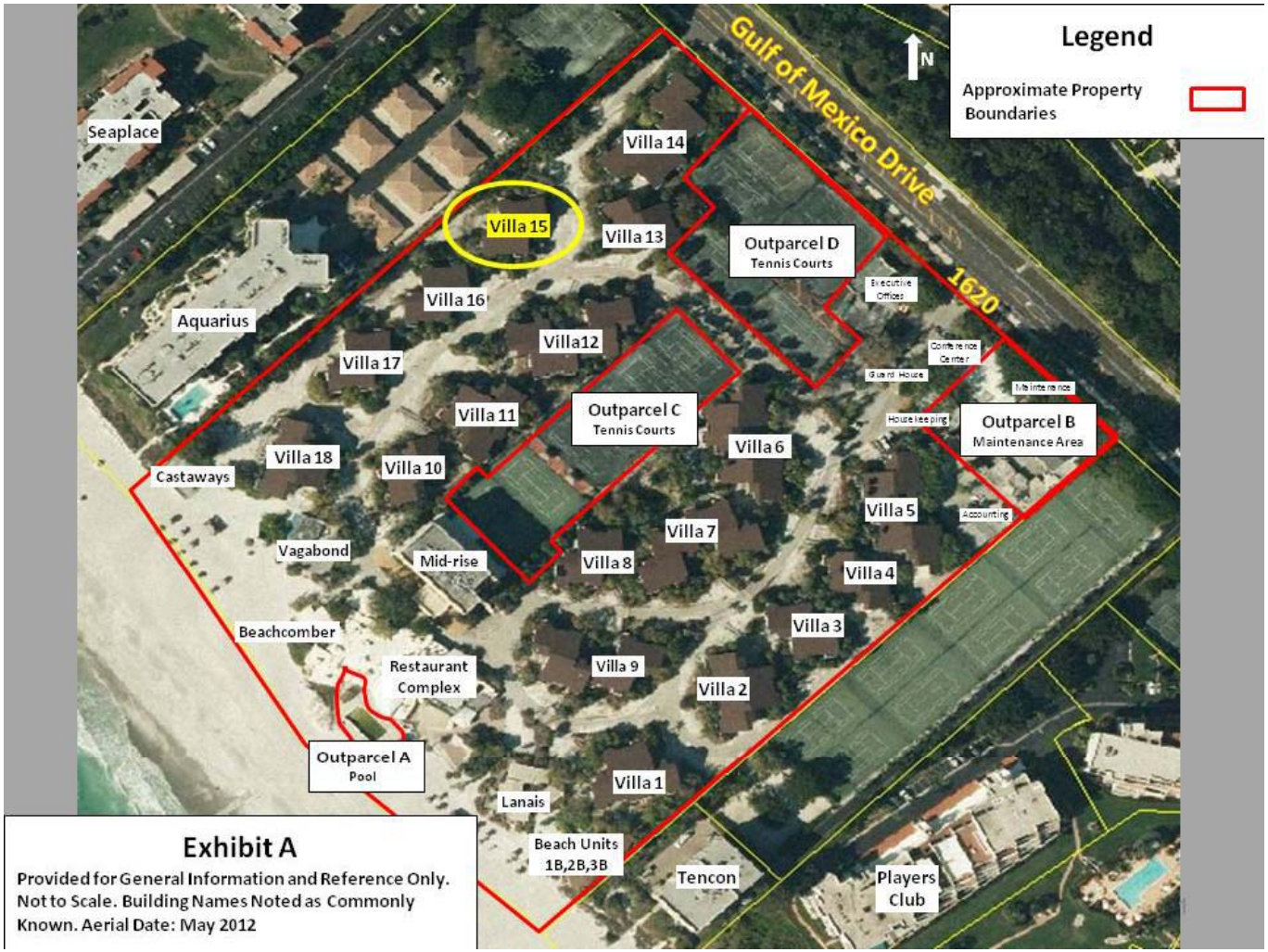
TOWN OF LONGBOAT KEY

PUBLIC NUISANCE HEARING
1620 GULF OF MEXICO DRIVE

VILLA 15 BUILDING

TOWN COMMISSION SPECIAL MEETING
MAY 28, 2014
(CONTINUANCE)

VILLA 15 BUILDING



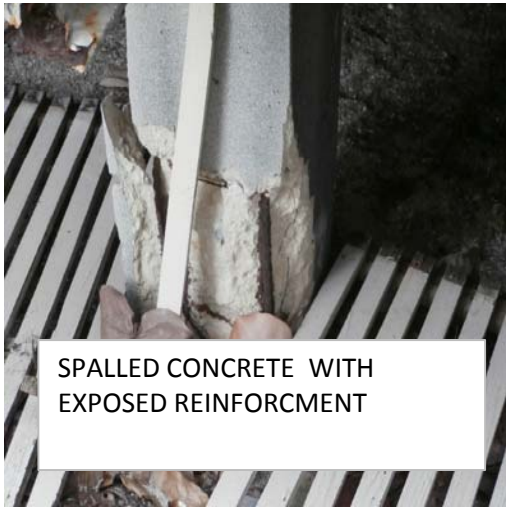
VILLA 15 BUILDING

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1141	115N BLDG 15	615	COLONY BEACH INVESTORS LLC
0009-04-1142	116N BLDG 15	616	RUSSO JOHN F, RUSSO MARY A
0009-04-1143	117N BLDG 15	617	NEW COLONY LLC
0009-04-1144	118N BLDG 15	618	NICEFORO JOHN R, NICEFORD ROSALEE H
0009-04-1145	215N BLDG 15	715	COLONY BEACH INVESTORS LLC
0009-04-1146	216N BLDG 15	716	RABIN JULES
0009-04-1147	217N BLDG 15	717	COLONY BEACH INVESTORS LLC
0009-04-1148	218N BLDG 15	718	CHANG JEAN W

Records as of May 8, 2014 Sarasota County Property Appraiser Database

VILLA 15 BUILDING CONCRETE

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



SPALLED CONCRETE WITH EXPOSED REINFORCMENT

SPALLED CONCRETE WITH EXPOSED REINFORCMENT

FRACTURES IN CONCRETE

VILLA 15 BUILDING – ALUMINUM

- **Detached, Dislodged or Failing Connections**

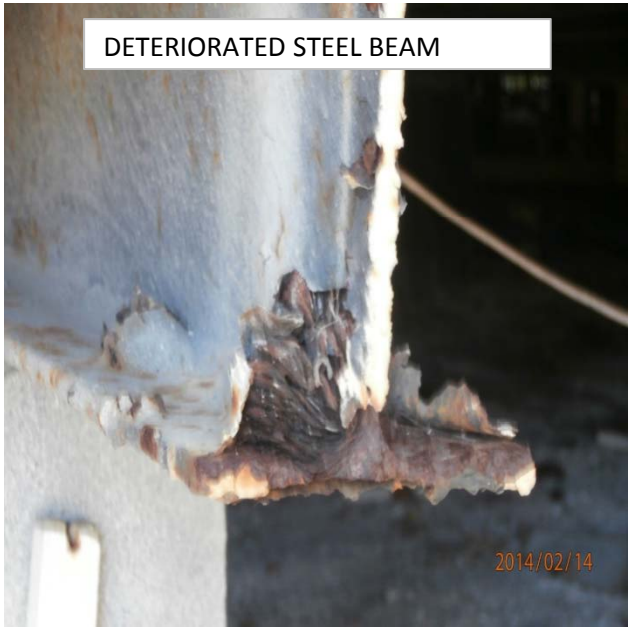
VILLA 15 BUILDING – MASONRY

- This building is a wood framed structure.

  No masonry items identified.

VILLA 15 BUILDING – STEEL

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



VILLA 15 BUILDING – WOOD

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

VILLA 15 BUILDING – STRUCTURAL ENGINEER'S ANALYSIS

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

VILLA 15 BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- Deterioration & corrosion in piers
- Extensive deterioration of siding & trim
- Failure of awnings & wood lattice skirting
- Extension Deterioration siding & wood trim

VILLA 15 BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 4,200 Square Feet**
- **Perimeter Appx. 400 Lineal Feet**
- **Budgetary Demolition Cost: $18,000**
- **Budgetary Perimeter Fencing Cost: $3,400**

Measurements and Costs are Estimates for Informational Purposes and provide Order of Magnitude

VILLA 15 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

- Cover/seal holes in siding on north elevation
- Remove or secure loose batten boards on east and south elevations
- Remove all wood and aluminum shutters

VILLA 15 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

2013/11/15

2013/11/15

2014/02/14

2014/02/14

2014/02/14

2014/02/14

2014/02/14

618
2013/11/15

2013/11/15

2013/11/15

2013/11/15

2013/11/15

2013/11/15

2013/11/15