



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

VILLA 17 BUILDING

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



VILLA 17 BUILDING

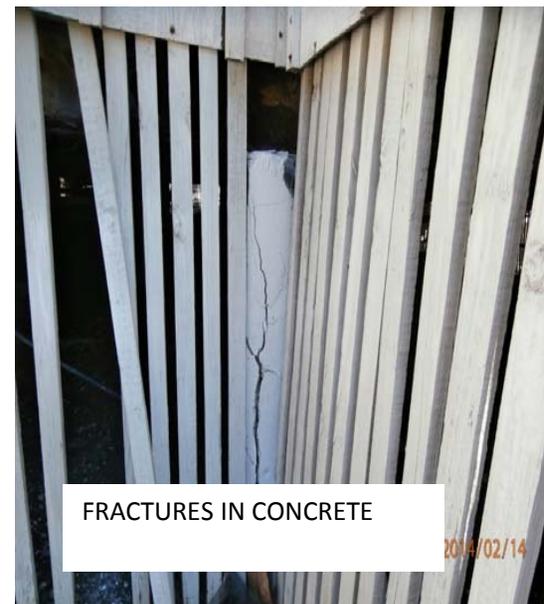


Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1125	107N BLDG 17	607	COLONY BEACH INVESTORS LLC
0009-04-1126	108N BLDG 17	608	GUERRERA TTEE ANN M
0009-04-1127	109N BLDG 17	609	EATON A GREGORY
0009-04-1128	110N BLDG 17	610	COLONY BEACH INVESTORS LLC
0009-04-1129	207N BLDG 17	707	PIERCEY MICHAEL C, PIERCEY SUSAN
0009-04-1130	208N BLDG 17	708	1620 PROPERTIES LLC
0009-04-1131	209N BLDG 17	709	HOEY RICHARD B, HOEY NANCY
0009-04-1132	210N BLDG 178	710	LIPTON HELENE L



VILLA 17 BUILDING – CONCRETE

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





VILLA 17 BUILDING – ALUMINUM

- **Detached, Dislodged or
Failing Connections**



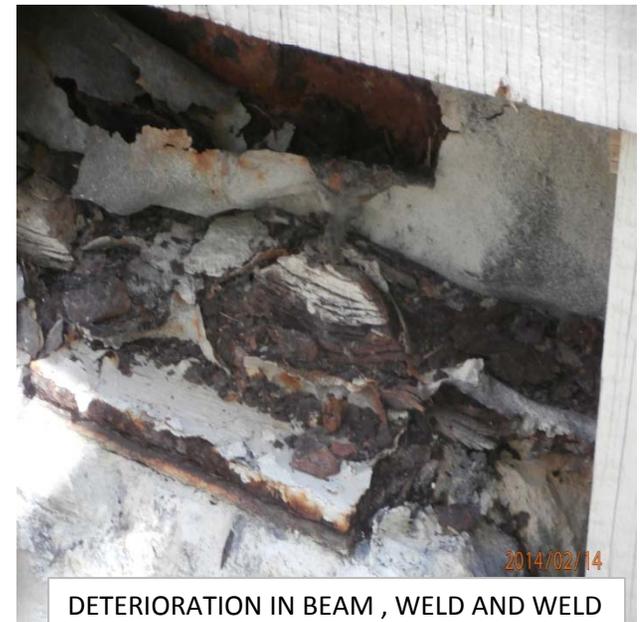
VILLA 17 BUILDING – MASONRY

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



VILLA 17 BUILDING – STEEL

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



DETERIORATION IN BEAM , WELD AND WELD PLATE



VILLA 17 BUILDING – WOOD

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





VILLA 17 BUILDING – STRUCTURAL ENGINEER’S ANALYSIS

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



VILLA 17 BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- **Spalling, cracks, & corrosion in piers**
- **Siding rot**
- **Deterioration, detached, & dislodged exterior wood**
- **Lattice skirting failure**



VILLA 17 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**



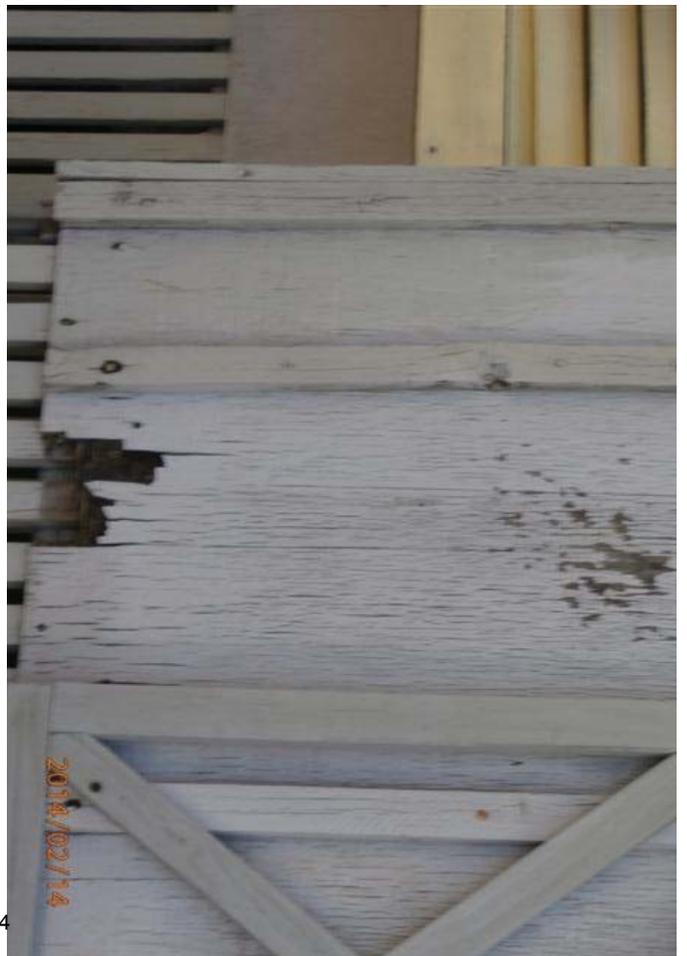
VILLA 17 BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

- Remove all wood and aluminum shutters
- Seal/cover holes in siding on north, south, and east elevations
- Complete fencing at east entry
- Disconnect and cap off sewer connection
- Remove or secure loose batten boards on north elevation



VILLA 17 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**

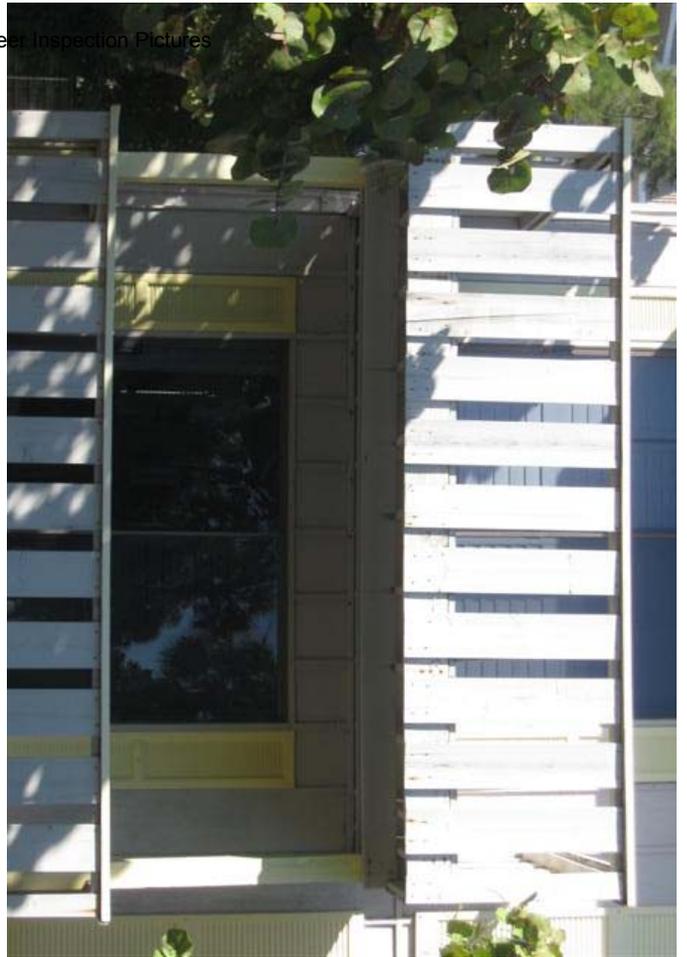


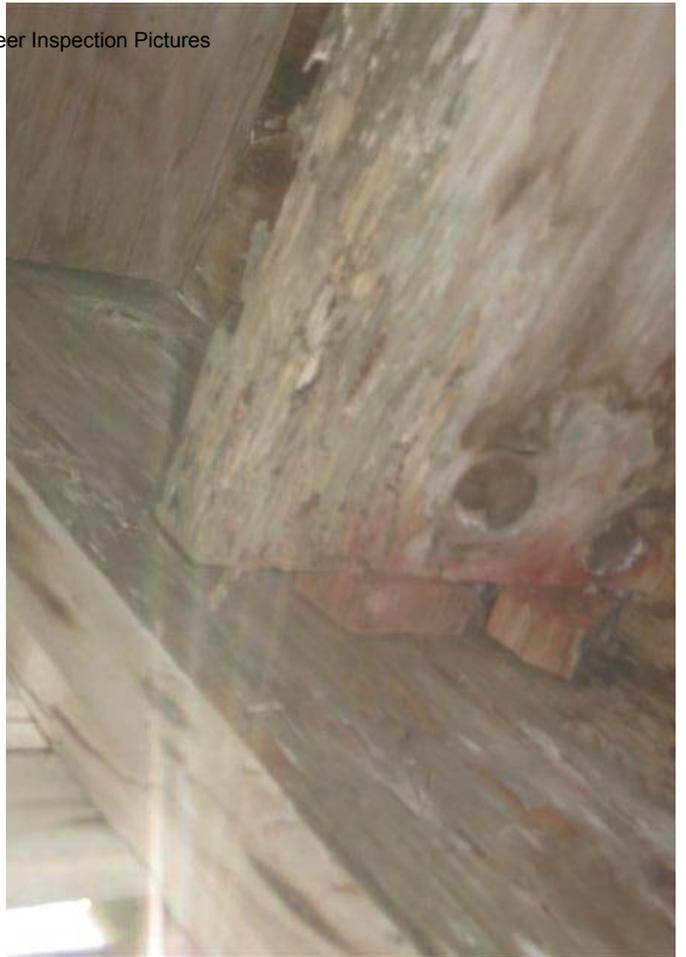








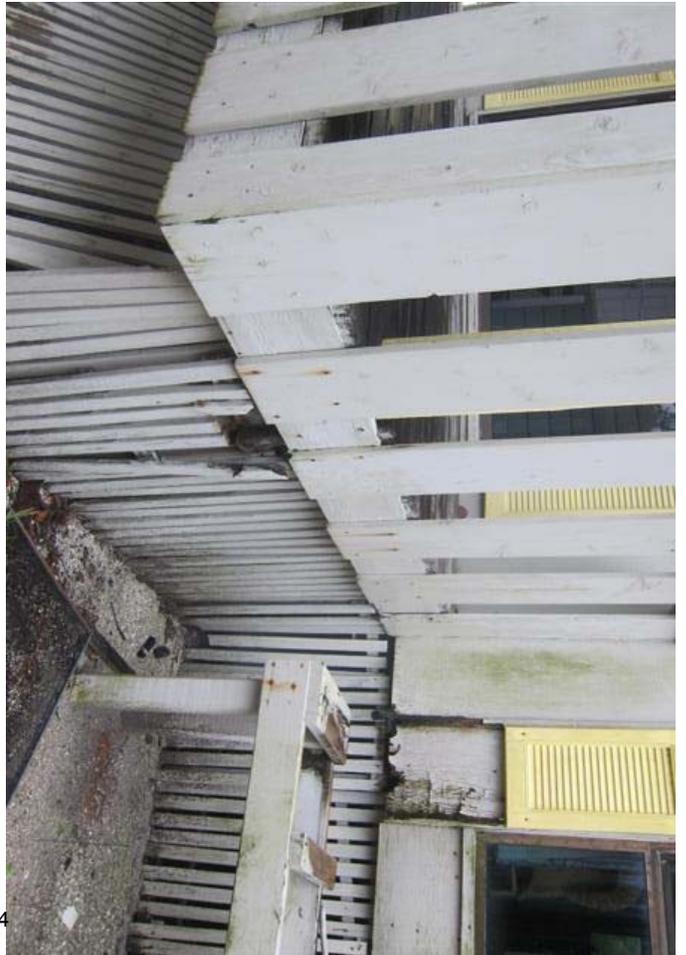




Villa 17 - Windborne Risk Pictures



Villa 17 - Windborne Risk Pictures





Villa 17 - Windborne Risk Pictures

