

M E M O R A N D U M

Date: February, 27, 2014

TO: Town Commission

FROM: Anne Ross, P.E., Assistant Town Manager

THROUGH: Dave Bullock, Town Manager

SUBJECT: Quasi-judicial Public Nuisance Hearing, 1620 Gulf of Mexico Drive
(Commonly Known as The Colony)

At the December 11, 2013 Town Commission Special Meeting, the Town Building Official gave his report in regard to the current condition of the buildings and structures at 1620 Gulf of Mexico Drive (GMD), more commonly referred to as the Colony Beach and Tennis Resort. Based on this report, the Town Commission adopted Resolution 2013-40 scheduling a quasi-judicial public hearing to determine whether the structures and buildings at 1620 GMD are a public nuisance. The Town has provided notice per Town Code Section 150.22(F).

The conditions of the buildings and structures that are alleged to constitute a public nuisance are defined in the Town of Longboat Key Code of Ordinances, Section 150.22, Procedure for buildings which are nuisances, Subsection (A), Unsafe Conditions, as related to the conditions of concrete (A)(2), Aluminum (A)(3), Masonry (A)(4), Steel (A)(5), and Wood (A)(6). In general terms the conditions include, but are not limited to, defects of exterior construction materials, deterioration of exterior construction materials, failing or detached connections, and deterioration of supports.

The buildings and structures at 1620 GMD alleged to constitute a public nuisance are all the buildings and structures within the Colony Beach and Tennis Resort, and commonly known as Beach Units, Lanais, Restaurant/Bar Complex, Vagabond, Beachcomber, Castaways, Mid-Rise (High-Rise, Clubhouse), Villa Building 1, Villa Building 2, Villa Building 3, Villa Building 4, Villa Building 5, Villa Building 6, Villa Building 7, Villa Building 8, Villa Building 9, Villa Building 10, Villa Building 11, Villa Building 12, Villa Building 13, Villa Building 14, Villa Building 15, Villa Building 16, Villa Building 17, Villa Building 18, Maintenance Building, Guard House, Sales and Marketing (Executive Office), Conference Center including Aerobics Center, Housekeeping including Flower Shop, Purchasing and Receiving, Accounting and Human Resources.

The Town Manager and staff will present updated investigations and status of the buildings and structures. Attached you will find the following information for presentation and review:

- A. General Overview of Public Nuisance Process PowerPoint
- B. Building by Building PowerPoint Presentations
- C. Inspection Reports
- D. Expert Witness Resumes

Please contact me if you have any questions.