



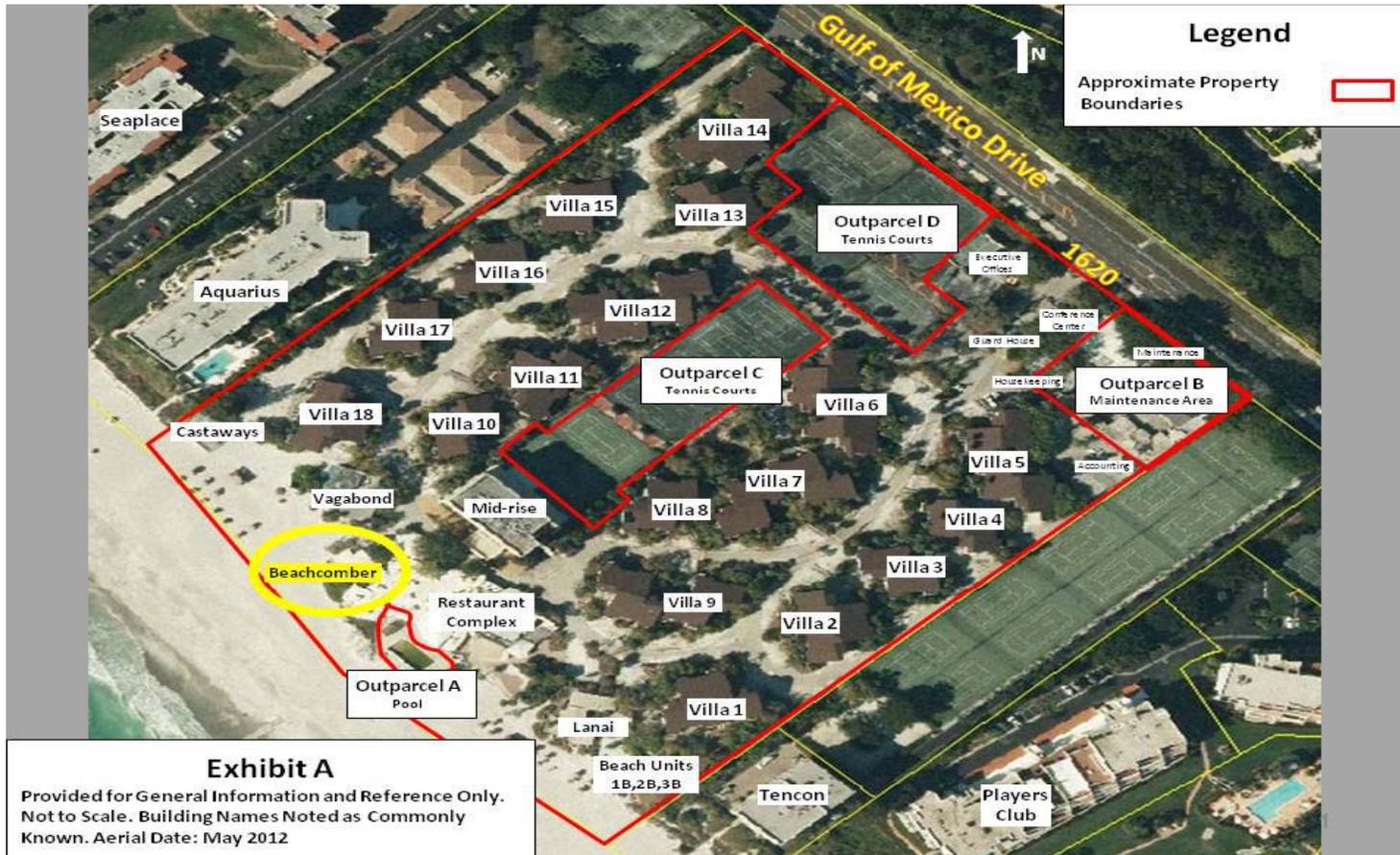
**PUBLIC NUISANCE HEARING
1620 GULF OF MEXICO DRIVE**

BEACHCOMBER UNIT BUILDING

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



BEACHCOMBER UNIT BUILDING





BEACHCOMBER UNIT BUILDING



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1232	11B	Beachcomber	RABIN SHELDON, RABIN CAROL



BEACHCOMBER UNIT BUILDING – CONCRETE

- Deterioration of columns





BEACHCOMBER UNIT BUILDING – ALUMINUM

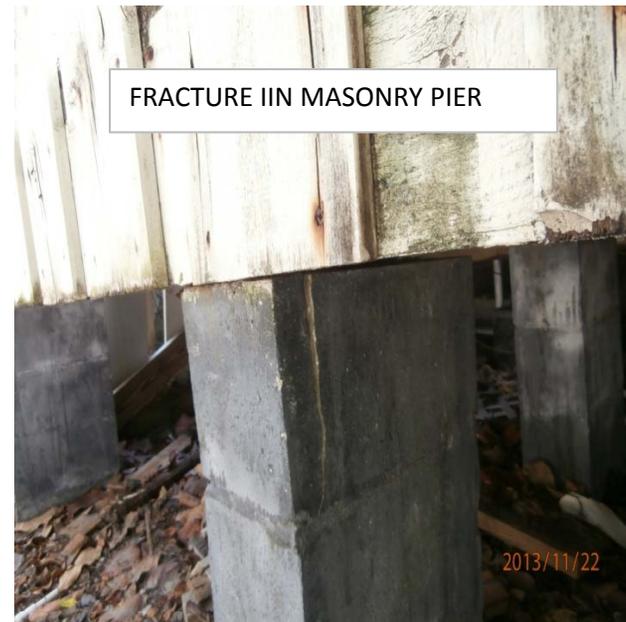
- **Detached, Dislodged or Failing Connections**





BEACHCOMBER UNIT BUILDING – MASONRY

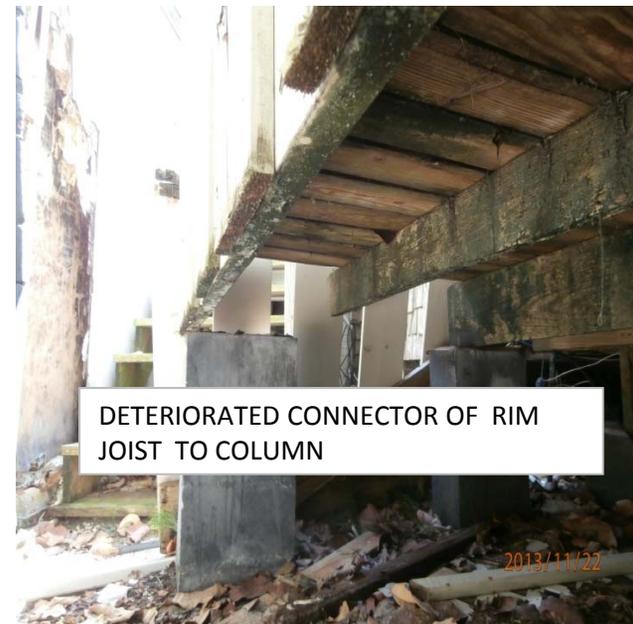
- Fractures
- Fissures





BEACHCOMBER UNIT BUILDING – STEEL

- Deterioration
- Detached, dislodged,
or failing connections





BEACHCOMBER UNIT BUILDING – WOOD

- Deterioration
- Inadequate support
- Detached, dislodged,
or failing connections.





BEACHCOMBER UNIT BUILDING – STRUCTURAL ENGINEER’S ANALYSIS

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



BEACHCOMBER UNIT BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- **Rear Deck Fractured, Shifted, & Rotted**
- **Rim Board Falling**
- **Window & Door Grid Failing**
- **Failing Steel Connectors**
- **Exterior Wood Extreme Distress**



BEACHCOMBER UNIT BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 2,000 Square Feet**
- **Perimeter Appx. 250 Lineal Feet**
- **Budgetary Demolition Cost: \$8,600**
- **Budgetary Perimeter Fencing Cost: \$2,200**



BEACHCOMBER UNIT BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

- **Disconnect and cap off sewer connection**
- **Block front and rear deck entries from access**
- **Remove all loose items on roof**
- **Maintain perimeter security fencing**



BEACHCOMBER UNIT 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**

