

TOWN OF LONGBOAT KEY



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

VAGABOND/BEACHVIEW UNITS BUILDING

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



VAGABOND/BEACHVIEW UNITS BUILDING



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1233	12B	VAGABOND, BEACHVIEW	BREAKPOINTE I LLC
0009-04-1234	13B	VAGABOND, BEACHVIEW	BRATTER TTEE GORDON A, BRATTER TTEE SANDRA E, JAGID TTEE LILLIAN, JAGID TTEE JONATHAN, (BRUCE JAGID MARITAL TRUST)



VAGABOND/BEACHVIEW UNITS BUILDING— CONCRETE

- **This building is an at grade foundation system. Unable to inspect the condition.**



VAGABOND/BEACHVIEW UNITS BUILDING ALUMINUM

- **Detached, dislodged,
or failing connections**





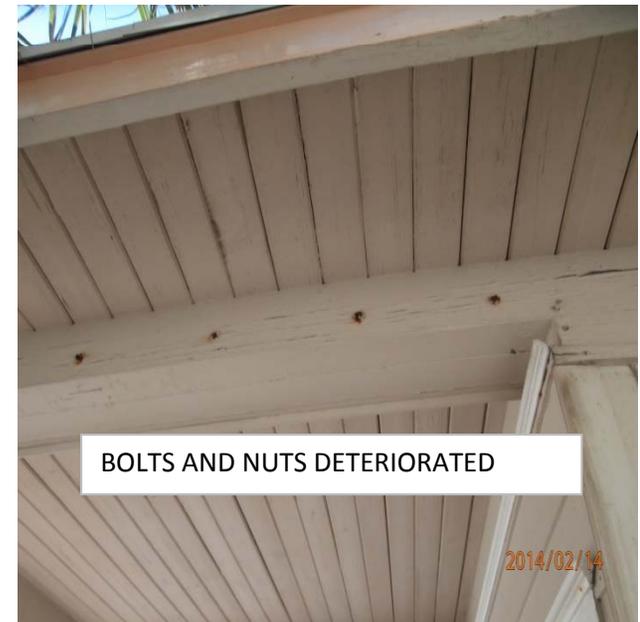
VAGABOND/BEACHVIEW UNITS BUILDING MASONRY

- **This building appears to be of wood framed construction. No masonry items identified.**



VAGABOND/BEACHVIEW UNITS BUILDING STEEL

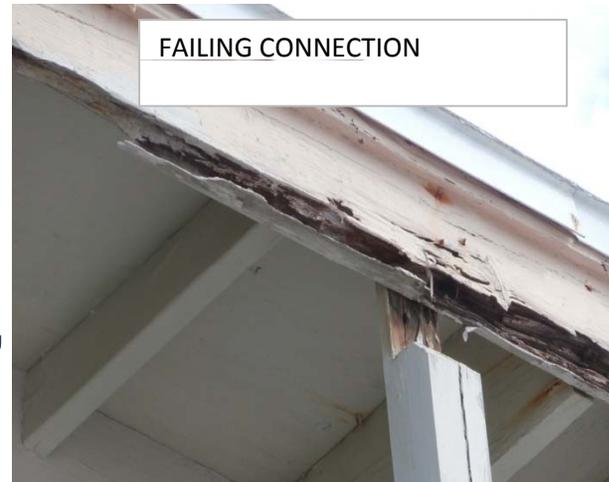
- Deterioration
- Metal fatigue
- Detached, dislodged, or failing connections





VAGABOND/BEACHVIEW UNITS BUILDING WOOD

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





VAGABOND/BEACHVIEW UNITS BUILDING STRUCTURAL ENGINEER'S ANALYSIS

- **Damage Approaching Substantial Damage**
- **Seaward of the CCCL**
- **Detailed Inspection Required to Determine
% Damage**
- **Repairs May be Allowed if Damage < 50%**
- **Building Elevation May be Required if Damage
> 50%**



VAGABOND/BEACHVIEW UNITS BUILDING WINDBORNE RISK EXPERT ANALYSIS

- **Failed AC & Awnings**
- **Deck Surface Warp**
- **Insect Damage, Holes & Extreme
Deterioration in Wood Work are Debris
Hazards**



VAGABOND/BEACHVIEW UNITS BUILDING BUDGETARY ESTIMATES

- **Footprint Appx. 3,600 Square Feet**
- **Perimeter Appx. 320 Lineal Feet**
- **Budgetary Demolition Cost: \$15,500**
- **Budgetary Perimeter Fencing Cost: \$2,800**



VAGABOND/BEACHVIEW UNITS BUILDING BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

- Remove all unsecured items on roof
- Secure access panel on east elevation at removed AC unit.
- Remove fabric from awning and canopy structures



VAGABOND/BEACHVIEW UNITS BUILDING BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

- **Remove loose and damaged boards from the balcony on west side of building**
- **Remove furniture, toys, and debris from patios**
- **Maintain existing building entrance and perimeter security fencing**



VAGABOND/BEACHVIEW UNITS 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**

