



# TOWN OF LONGBOAT KEY

Incorporated November 14, 1955

**Town Hall**  
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Longboat Key, Florida 34228-3196  
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**VIA U.S. MAIL & CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

October 16, 2017

Subject: **Notice of Unfit and Unsafe Structures located at 1620  
Gulf of Mexico Drive and Order to Repair or Demolish  
Structures.**

Dear Owner(s) of Record and Interested Parties:

An inspection of the structures located at the above referenced address was conducted by the Town's Building Official on September 12, 2017. The purpose of this correspondence is to notify the owners of record and/or interested parties that pursuant to Section 150.21 of the Town of Longboat Key, Code of Ordinances (hereinafter "Town Code") the structures listed below are in violation of Town Code and are being declared ***unsafe and unfit*** by the Town's Building Official.

"Unfit" and "unsafe" structures are defined by Section 150.21 of the Town Code as follows:

Unfit. Any structure or equipment that is unsuitable or improper for the use or occupancy for which it is intended. Includes any structure or equipment that is unsafe, unlawful or, because of the degree to which the

structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary, or heating facilities or other essential equipment required by this Code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public or property nearby.

Unsafe. Any structure or equipment, in whole or in part, that is structurally dangerous, unstable, inadequately provided with exit facilities, constituting a fire hazard, lacking minimum safeguards to protect or warn occupants in the event of fire, or is so damaged, decayed, dilapidated, structurally unstable, inadequately maintained, improperly constructed or installed, or of such faulty construction that partial or complete collapse is possible, or otherwise constitutes a hazard to the life, health, property, safety, or welfare to the occupants thereof or any members of the public or property nearby.

Please find a summary of the unsafe and/or unfit conditions, below, based upon the most recent site inspection by the Town's Building Official. Copies of the reports on the condition of the subject property are available at <http://www.longboatkey.org/pview.aspx?id=52836&catid=469>.

**Unsafe and/or Unfit Structures at 1620 Gulf of Mexico Drive:**

*Villas 1-18*

- State of disrepair and neglect.
- Degradation of structural and weatherproofing components resulting in collapse.
- Intrusion and infestation of vermin, rodents and water creating an unsanitary interior environment.
- Attract homeless or vagrants for use as shelter without proper functioning life safety components.
- Do not provide proper ventilation, sanitary waste or potable water provisions.
- Hazardous to the neighboring properties in the event of tropical storm.
- Continued and ongoing deterioration of structure beyond the status, identified in Wind-Borne Debris Hazards report dated February 28, 2014; Karins Engineering Group, Inc. report dated July 13, 2015; and PE Group Consulting Engineers, Inc. report dated April 11, 2017.

*Midrise*

- State of disrepair and neglect.
- Degradation of structural and weatherproofing components resulting in collapse.
- Intrusion and infestation of vermin, rodents and water creating an unsanitary interior environment.

- Attracts homeless or vagrants for use as shelter without proper functioning life safety components.
- Does not provide proper ventilation, sanitary waste or potable water provisions.
- Continued and ongoing deterioration of structure beyond the status, identified in ProNet Group, Inc. report, dated September 5, 2012.

*Restaurant complex*

- State of disrepair and neglect.
- Degradation of structural and weatherproofing components resulting in collapse.
- Intrusion and infestation of vermin, rodents and water creating an unsanitary interior environment.
- Attracts homeless or vagrants for use as shelter without proper functioning life safety components.
- Does not provide proper ventilation, sanitary waste or potable water provisions.
- Hazardous to the neighboring properties in the event of tropical storm.
- Continued and ongoing deterioration of structure beyond the status, identified in Wind-Borne Debris Hazards report, dated February 28, 2014; Karins Engineering Group, Inc. report dated July 13, 2015; and PE Group Consulting Engineers, Inc. report dated April 11, 2017.

*Lanai Units*

- State of disrepair and neglect.
- Degradation of structural and weatherproofing components resulting in collapse.
- Intrusion and infestation of vermin, rodents and water creating an unsanitary interior environment.
- Attract homeless or vagrants for use as shelter without proper functioning life safety components.
- Do not provide proper ventilation, sanitary waste or potable water provisions. Hazardous to the neighboring properties in the event of tropical storm.
- Continued and ongoing deterioration of structure beyond the status, identified in Wind-Borne Debris Hazards report dated February 28, 2014; Karins Engineering Group, Inc. report dated July 13, 2015; and PE Group Consulting Engineers, Inc. report dated April 11, 2017.

*Beachcomber*

- State of disrepair and neglect.
- Degradation of structural and weatherproofing components resulting in collapse.
- Intrusion and infestation of vermin, rodents and water creating an unsanitary interior environment.

- Attracts homeless or vagrants for use as shelter without proper functioning life safety components.
- Does not provide proper ventilation, sanitary waste or potable water provisions. Hazardous to the neighboring properties in the event of tropical storm.
- Continued and ongoing deterioration of structure beyond the status, identified in Wind-Borne Debris Hazards report dated February 28, 2014; Karins Engineering Group, Inc. report dated July 13, 2015; and PE Group Consulting Engineers, Inc. report dated April 11, 2017.

*Castaways*

- State of disrepair and neglect.
- Degradation of structural and weatherproofing components resulting in collapse.
- Intrusion and infestation of vermin, rodents and water creating an unsanitary interior environment.
- Attracts homeless or vagrants for use as shelter without proper functioning life safety components.
- Does not provide proper ventilation, sanitary waste or potable water provisions. Hazardous to the neighboring properties in the event of tropical storm.
- Continued and ongoing deterioration of structure beyond the status, identified in Wind-Borne Debris Hazards report dated February 28, 2014; Karins Engineering Group, Inc. report dated July 13, 2015; and PE Group Consulting Engineers, Inc. report dated April 11, 2017.

*Realty (structure adjoined to Restaurant complex)*

- State of disrepair and neglect.
- Degradation of structural and weatherproofing components resulting in collapse.
- Intrusion and infestation of vermin, rodents and water creating an unsanitary interior environment.
- Attracts homeless or vagrants for use as shelter without proper functioning life safety components.
- Does not provide proper ventilation, sanitary waste or potable water provisions.
- Hazardous to the neighboring properties in the event of tropical storm.

*Vagabond/Beachview*

- State of disrepair and neglect.
- Degradation of structural and weatherproofing components resulting in collapse.
- Intrusion and infestation of vermin, rodents and water creating an unsanitary interior environment.
- Attracts homeless or vagrants for use as shelter without proper functioning life safety components.

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- Does not provide proper ventilation, sanitary waste or potable water provisions.
- Hazardous to the neighboring properties in the event of tropical storm.
- Continued and ongoing deterioration of structure beyond the status, identified in Wind-Borne Debris Hazards report dated February 28, 2014; Karins Engineering Group, Inc. report dated July 13, 2015; and PE Group Consulting Engineers, Inc. report dated April 11, 2017.

The above-described unsafe and unfit conditions for each structure must be corrected. You have **thirty (30) days from the date of receipt** of this written notice to abate, cause to be abated or correct the unsafe and unfit condition(s) of the structure(s) listed above by means of repair, rehabilitation, demolition, or other approved corrective action(s). Prior to taking any corrective actions to abate the unsafe and/or unfit conditions of the structure(s) listed, you are required to submit application and secure a building or demolition permit prior to any work being performed.

Should you fail to correct the unsafe or unfit conditions of the structures within the timeframe provided herein, the unsafe or unfit structures shall be subject to abatement as provided for in Section 150.21 of the Town Code. All costs incurred by the Town for the abatement of the unsafe or unfit conditions shall be charged against the real property.

Should you have any questions regarding this correspondence, please contact the Town's Building Official, David Greenbaum at (941) 316-1966.

Sincerely,

David M. Greenbaum, Building Official

Cc: Dave Bullock, Town Manager  
Maggie Mooney-Portale, Town Attorney