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ARCHITECTURE | INTERIOR DESIGN

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Building Evaluation and Feasibility Report – Magic Beach Hotel, Vilano Beach, Florida

This report has been prepared to review the current conditions of the Magic Beach Hotel buildings and associated improvements on the property. We have examined the original building as well as the various additions that have been added to the building in the past.

We have observed multiple problems with the existing building and those fall within 5 categories.

1. Building elevation
2. Poor existing construction conditions
3. Roofing and wall conditions
4. Electrical system and conditions
5. ADA and accessibility

At the conclusion we review the feasibility of reusing the existing structure for future development of the site.

1. **Elevation**

The current hotel, originally constructed in the early 1950's is located 8" below the current grade of all the adjacent properties. Note the retaining wall along the rear building edge where the slab is located below grade. Note the mold deteriorating the siding adjacent to the lower elevation.

The grade at the front of the building is aligned with the parking lot and adjacent roadway. No raised ramp, sidewalk or step up is seen. Note even the palm tree planters are on the same grade with the building.

A retaining wall is located on the front property line adjacent to the public sidewalk. Note the puddling water and internal drain channel that collect water from the right of way. The building is below the grade of the sidewalk.

No curb line to restrict vehicles from colliding with structural columns supporting the building. Note column has been hit by a vehicle.

The finished floor of portions of the hotel are below the exterior grade.

Multiple cracking observed in plaster walls at grade locations. Foundation has settled.

2. **Poor Construction Conditions**

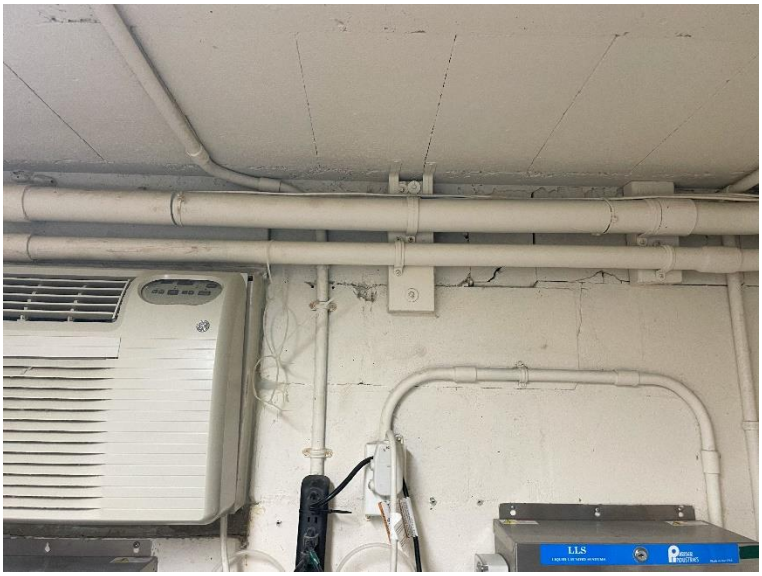
Poor original construction. Note the rough quality of brickwork, steel piping exposed and rusted, copper pipe all unprotected. No expansion joint between the slab and the wall.

Poor original construction. Note: The chimney construction a mix of CMU and brick with terrible workmanship.

Extremely poor construction conditions. This wall condition is concerning. Observed open gaps in the CMU wall system, no concrete slab (pavers), standard wood verse pressure treated at the masonry.

Existing foundation is exposed. Note the narrow substandard width. Looks to be 16” wide in total with 4” projecting from the 8” CMU. Note cracking at the wall EFIS stucco and the down spout that dumps its water on top of the foundation.

Retrofitted wood beams pulling away from the structure. All fasteners are rusted. No use of stainless steel for fasteners. Any steel fasteners will have a life span of less than 10 years.

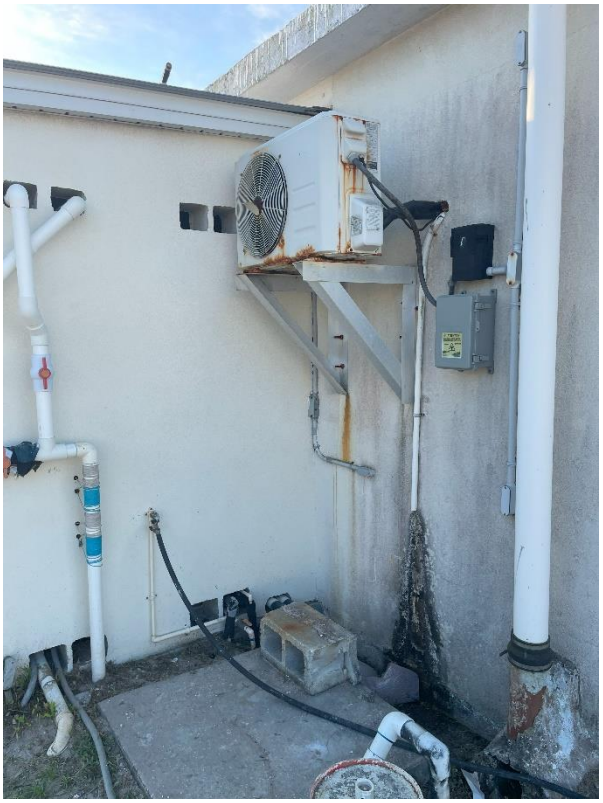


CMU walls cracking with little or no rebar supporting verticals or beams. Electrical distribution system is in substandard condition.

The building has been wrapped in EFIS (a newer material) and yet CMU cracking is still visible. Foundations have settled to cause the cracking seen in the walls.

Poor original construction conditions. The air conditioning has been retrofitted post original building and located in an unconditioned attic not meeting code. Note that no rafters or beams have any type of hurricane clip or metal strapping.

Original building has seen multiple additions over the years. Some may align with the original structure, and some do not, as seen in this case. Note the retrofitted A/C units along the front and rear sides of the building. New services were just added over the years with no central plan on how to incorporate them into the existing building fabric.



More of the same hap-hazard services added to the building.

Retrofitted water heater condition in the roughest portion of the hotel. This occurs at 2-3 locations on the property. Multiple problems are evident in this photo.

3. Roofing and Wall Conditions

Air conditioning solution is to install window mounted units. Note the poor condition, and cracks in the EFIS stucco.

The original building has been wrapped with an EFIS system. system. Note the foam insulation below the broken section. EFIS spans building cracks and yet more cracking is shown through. The original building façade has been hidden behind the EFIS system.

Building settlement cracking showing through the EFIS. This often occurs at the exterior walls.

Evidence of multiple roof leaks. Portions of the roof are in poor condition and the front façade of the eastern most addition is missing through wall flashing causing further leaks.

Existing roof has a leak point and has been “repaired” with a painted roof coating. Note unsupported electrical wiring laying on the roof surface.

Wall condition at A/C unit allows for rainwater to enter the building envelope.

Evidence of roof leakage in another guest room.

Evidence of water leakage in the wall and window system is prevalent in most guest rooms.

This is the most successful Art Deco example on the building. This is an addition from 20+/- years ago. The wall flashing is not installed and the wall leaks into the first-floor room below.

Note several “patch” jobs to the exterior EFIS stucco system.

4. **Electrical System Conditions**

Electrical service is substandard. Note an electrical cable is unsupported and laying on the roof. When this building was improved for the TV show “Magic Beach” the neon lighting along the building was installed. The large sign was also installed, and power looks to have been installed in a temporary fashion.

Newer neon lighting installed on the building fascia. Note the power is improperly terminated and the cables simply laid on the roof or in the gutters.

Utility room with improper electrical wiring. This occurs frequently around the building.

Newer neon lighting has shorted out and caused a small fire. See evidence. Wiring is run in the gutters.

Electrical wiring run in the gutters.

The roof is home to multiple transformers and switches for the neon lighting that was added by the TV show. Wiring is improperly laid on the roof.

A mix of electrical conduit and water piping run in a hap-hazard way.

5. ADA and Accessibility

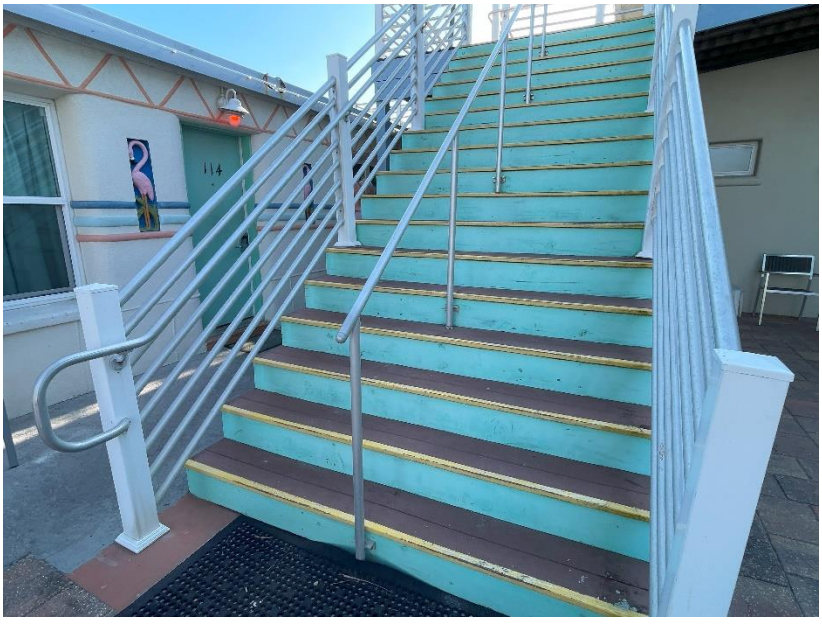
The parking lot does not follow any logical code. Parking spaces are irregular and access to them is dangerous. Beyond the minivan are 5 parking spaces. Note the large SUV parked behind the minivan.

The new Magic Beach sign violates the fire department vehicular access to the building. The fire department requires 13'-6" clearance for any porte cochere.

ADA access is not evident. Even with the parking on the same elevation as the sidewalk there is still a 3” step into each hotel room unit. Note the lack of wheel stops preventing the vehicles from running into the building.

Ramp to guest rooms is not ADA compliant. The slope is too great and there are no handrails present.

No ADA guest rooms with adequate bathroom sizes.



The second floor is not ADA accessible. This is the only exit for all five of the second-floor rooms.

Feasibility of Rehabilitating the Building

Based on our observations, the existing building will need significant upgrades just to meet the building code.

Once the value of the renovations exceeds 50% of the current value, then the entire building must be brought up to code. The current value according to the property appraiser's office of the building is $1,056,392. So, once the owner spends approximately $527,000, they must bring the entire property up to the current code. $527,000 does not go as far as it once did, and in my opinion, any renovation of the building would significantly exceed this figure.

Bringing the building up to code will require:

- Raising the first floor of the building to a FEMA elevation (+ 5 feet higher). This means using pile type construction to raise the finished floor of the building.
- Tear down the porte cochere and install a new one that meets the Fire Marshal height requirements.
- Redesign the parking lot which would significantly reduce the parking count. This would reduce the room count to what the parking lot would allow. I estimate 1 parking space per unit would be necessary plus several spaces for the staff.
- Add ADA parking spaces thus reducing the parking space count further.
- Adding ADA guest rooms as required by code.
- Making the entire site handicap accessible.
- Adding an elevator for accessibility to the second floor.
- Upgrading all structural connections with proper reinforcement in the walls and roofing.
- Upgrading the guest rooms and guest bathrooms to meet the requirements of the code. This would require gutting the guest rooms and bathrooms.

The Vilano town center overlay expresses a traditional town plan where the buildings front directly upon the street edge. The current motel is set back from the road with parking in front of the building which is a suburban planning trait. The overlay desires a retail ground floor with office or residential above for a true mixed-use zoning. The current Magic Beach Motel fails to meet all the overlay requirements.

It is my professional opinion that any meaningful upgrade to the Magic Beach Motel would trigger the Florida Building Code 50% rule thus causing the building to be torn down to meet the current building codes as well as the FEMA requirements being eastward of the coastal construction control line. In addition, the suburban planning of the motel fails to address the Vilano Town Center overlay desires.

In St. Johns County, they refer to any building over 50 years old as historic, which confuses the layman to assume that this is a historic structure. The Magic Beach Motel is not a registered historic structure by any federal or state definition.

Mike Koppenhafer, AIA