

Sabo Structural Engineering

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05.08.25

Re: Structural Inspection

Project: Magic Beach Hotel

Address: 50 Vilano Beach Rd St Augustine

Attachments: Building Evaluation and Feasibility Report by Mike Koppenhafer

To whom it may concern:

The purpose of this letter is to provide a general structural opinion regarding the existing building known as the Magic Beach Hotel, located at 50 Vilano Beach Road in St. Augustine, Florida. Additionally, I have been asked to evaluate the structural requirements necessary to bring the building up to current code standards and to offer an opinion on the financial feasibility of such an undertaking.

Site Inspection and Building Information

A visual inspection of the property was conducted by Christopher Sabourin, P.E. The focus of the inspection was to assess the overall structural condition and general construction quality of the building.

Key building details include:

- Originally constructed in 1951, with various additions made over the years
- Masonry walls with a predominantly wood-framed roof; one section has a concrete roof
- Shallow concrete stem wall foundation
- Majority of the first-level slab is located below grade

General Observations

During the inspection, several structural deficiencies were noted, including wall cracks, exposed foundations, evidence of settlement, and substandard craftsmanship. These issues align with the observations outlined in the "Building Evaluation and Feasibility Report" by Mike Koppenhafer, which I have reviewed and fully support.

Code Compliance Assessment

For oceanfront properties, a critical consideration is whether the structure lies seaward of the Coastal Construction Control Line (CCCL) and meets the elevation requirements for a 100-year storm event, as set by the Florida Department of Environmental Protection (FDEP).

In this case:

- The building rests on a shallow foundation, which does not comply with FDEP standards for CCCL construction, which require deep pile foundations.
- The first floor sits at approximately 10.0 feet NAVD, significantly below the required 17.2 feet NAVD elevation.

To bring the building into compliance:

- It would need to be lifted and temporarily relocated to allow for pile installation.
- The cost associated with lifting, relocating, and installing deep pile foundations, along with new structural framing (columns and beams), would be substantial.

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- Elevating the building would also necessitate the addition of stairs and elevators, impacting the current parking layout and reducing available space.

Financial Feasibility

The current assessed value of the building is \$1,053,392. Under the Florida Building Code, any renovations exceeding 50% of this value (approximately \$527,000) would trigger full code compliance for the entire structure, including foundation upgrades.

Based on the deficiencies noted in the Koppenhafer report and my own observations, it is my professional opinion that necessary repairs would exceed this 50% threshold, thereby requiring complete structural code compliance.

Conclusion

The Magic Beach Hotel requires significant repairs to address existing structural issues. However, the extent and cost of those repairs would surpass the 50% threshold, triggering extensive foundation and elevation work that is not financially viable. Furthermore, modifications required to comply with modern code—such as new stairs, elevators, and structural systems—would adversely affect the site layout and usability.

In summary, bringing the existing building up to current building code standards is not a practical or economically feasible option.

Chris Sabourin, PE
Sabo Structural Engineering, LLC

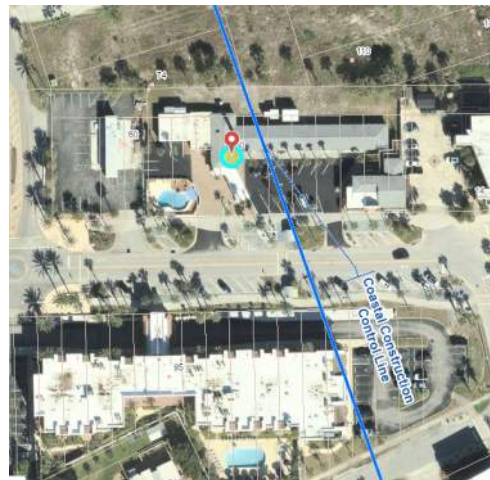
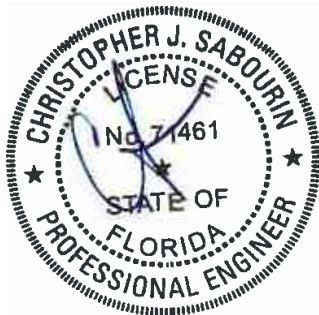


Photo Showing CCCL location on building



Photo Showing Grade at Rear Wall



Photo Showing Magic Beach Sign