

CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS
PERMIT CENTER ~ 2ND FLOOR CONFERENCE ROOM
4040 LEWIS SPEEDWAY, ST. AUGUSTINE, FL 32084
MONDAY, October 17, 2022
4:00 p.m.
MINUTES

- 1) Meeting is called to Order at 4:04 p.m.
- 2) Roll Call
Board Members Present: Keith Burney, John Ruggeri, Bill Lanni, Jeff Hulsberg, Robert Blood, Thomas Walsh, Scott Lilley

Board Members absent/excused: Dale Jackson, Alex Clay

Staff Members present: Howard White, Building Official, Official, Lori Troxel, Raquel Santiago, Henry Irving, Code Enforcement Officers, Roderick Potter, Code Enforcement Manager, Kealey West, Staff Attorney, Kathleen Nichols, Clerk of the Board.
Public present: Suzanne Rodrigues; Geraldine Ferry, Heritage Park, HOA Board President
Callers on Phone: Attorney Druitt, 801 New Park Ct; Ronald Caruso, 801 New Park Ct.
- 3) Minutes from September 19, 2022, reviewed for approval (Section 2)
A motion was made by B. Lanni, seconded by J. Hulsberg to accept the September 19, 2022 minutes as presented.
So voted.
- 4) Public information, exparte communications, and identification of persons present for cases on the agenda read by Chair (Section 1)
- 5) Board Attorney swears in representatives testifying.
Attorney Kealey West swore in all those testifying.
- 6) Old Business
 - a. Unsafe Building Abatement Case #21-04 (Santiago)
504 N. Main Street, Hastings FL
On August 15, 2022, the Board found the property in continued violation of Ordinance 2000-48. Mrs. Owens was ordered by the Board to remove the unsafe structure along with any trash, garbage, or debris outside of the structure from the property by October 1st and return before this board today, October 17. Board Order dated August 15, 2022, was sent certified mail and signed for on August 19, 2022. Exhibit A (4 pages).

An inspection of the premises on October 14, 2022, revealed that most of the structure and a significant amount of debris has been removed from the property. Exhibit B (2 Photographs). These photographs were taken by myself and are a true and accurate representation of the violation at the time they were taken.

The County recommends that you find the property in continued violation of Ordinance 2000-48, and order the respondent to correct the violations by January 1, 2023, by completing the demolition and removal of all junk, trash and construction debris located on the property. We also ask that the Board order the case to be returned on January 23, 2023, to hear further testimony on compliance or the need for County abatement action.

A motion was made by J. Hulsberg, seconded by J. Ruggeri to find the Respondent in continued violation of Ordinance 2000-48 and order the following:

- 1. The Respondent shall correct the violations by January 1, 2023, by completing the demolition of the structure and clearing all miscellaneous junk, trash, and debris located on the property. Respondent shall secure the property with a fence during demolition and debris removal.**

- 2. The Respondent is hereby ordered to re-appear before this board on January 23, 2023, at 4:00 PM; at that time, the Construction Board of Adjustments and Appeals will hear further evidence on the issue of compliance.**

All in favor. So voted.

b. Unsafe Building Abatement Case #22-06 (Irving)

5212 Big Oak Rd, St. Augustine FL

On July 18, 2022, The Board Ordered the county to take all necessary action to abate the violation by removal of all structures, demolition debris, as well as the accessory structures, along with any miscellaneous junk, trash, or debris outside of the structure and to place those costs as a lien against the property. Exhibit A (3 Pages, 3 Photographs)

The demolition Board Order dated July 18, 2022, was sent by certified mail to Citi Bank and signed for on July 25, 2022. The property and the St. Johns County Court House were posted on July 21, 2022, and In the St. Augustine Record for four consecutive weeks following unsigned and returned Certified mail of the property Owners on July 29, and August 1, 2022. Exhibit B (5 Pages).

The structure was removed by Elev 8 Demolition on or about September 15, 2022. Exhibit C (2 Photographs).

The County was invoiced and paid \$17,539.00. Per Ordinance 2000-48, Chapter 5, Section 502, the County shall add to the total cost an administrative fee of ten percent, \$1,753.90. Therefore, the County requests you confirm the price of abatement at