

CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS
PERMIT CENTER ~ 2ND FLOOR CONFERENCE ROOM
4040 LEWIS SPEEDWAY, ST. AUGUSTINE, FL 32084
MONDAY, March 18, 2024
4:00 p.m.
MINUTES

1) Meeting is called to Order

Meeting was called to order at 4:04 p.m.

2) Roll Call

Members present: Keith Burney, Bill Lanni, Scott Lilley, Robert Blood, Jeff Hulsberg, Alex Clay

Board Members absent/excused: Thomas Walsh

Staff Members present: Raquel Santiago, Lori Troxel, Henry Irving, Code Enforcement Officers, Roderick Potter, Code Enforcement Manager, Kealey West, Staff Attorney, Emily Lunn, Code Enforcement staff

Public present: NONE

3) Minutes from January 22, 2024, reviewed for approval (Section 2)

A motion was made by B. Lanni, seconded by J. Hulsberg to accept the January 22, 2024 minutes as presented.

All in favor. 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.

6) Old Business

a. Unsafe Building Abatement Case #23-09 (Troxel)

285 Ole Road, St. Augustine

On January 22, 2024, the Board found the respondent in partial compliance, ordered the structure removed from the unapproved location, and returned before you today. Exhibit A 3 pages

The order was sent by certified mail, and the signature was not returned back to our office. A Notice of Electronic Delivery and waiver of a defect in service was sent to the respondent and returned signed for the record. Exhibit B 1 Page

Mr. Pulak has requested an extension of sixty days to complete the new structure, and for the demolition of the unapproved structure. Exhibit C 2 pages

At this time, the county requests that you find the respondents in continued violation of erecting a structure without the required permits and jurisdictional oversight of inspections on the structure and all sub-work such as plumbing, mechanical, and electrical.

We request that you order the respondent to correct the violations by June 1, 2024, by removing the structure as per the obtained demolition permit.

We ask that the Board order the case to be returned on June 17, 2024, to hear further testimony on compliance or the need for County abatement action.

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

- The respondent is to correct the violations by June 1, 2024, by obtaining the required permits for the structure to remain in place or moved to an appropriate approved location on the property, or they may choose to remove the structure from the property.
- The board will rehear this case on June 17, 2024, at 4:00 P.M. Therefore, the respondents are ordered to reappear, where the board will hear additional testimony on compliance.

All in favor. So voted.

b. Unsafe Building Abatement Case #23-06 (Irving)

5061 Avenue B, St. Augustine

On October 16,2023, the Board found Mrs. Taylor’s Property located at 5061 AVE B. in violation of Chapter 2, Section 202 of the St. Johns County Ordinance 2000-48 Unsafe Building Abatement Code and 2022-33 of the Standard Housing Code. The Board all so Issued a Demo order to remove the unsafe structure along with any and all junk, trash, yard debris, stored on the property. Exhibit A (3 pages).

An inspection on February 17,2024 revealed that the unsafe structure has been removed from the property along with all miscellaneous junk, trash, yard debris, by the Taylor’s. Exhibit B (2 Pages). These photographs were taken by myself, and are a true and accurate representation of the property at the time they were taken.

The County asks that you find the case in compliance and remove it from any further Board action at this time.

A motion was made by A. Clay, seconded by B. Lanni to find the respondents in compliance with Ordinance 2000-48, Unsafe Building Abatement Code, and dismiss the case from any further board action at this time. All in favor. So voted.

7) New Business

a) Vacancies

- a. Motion to move Thomas Walsh and Scott Lilley from Alternate Member to Regular Member.**

A motion was made by B. Lanni, seconded by A. Clay to recommend to the Board of County Commissioners to move T. Walsh and S. Lilley from Alternate members to Regular members.

All in favor. so voted.

- b. Review of three new applications. If applicant(s) meet the qualifications, a motion to send letter of recommendation to the BoCC.**

A motion was made by A. Clay, seconded by B. Lanni to recommend to the Board of County Commissioners to appoint Adrienne Reed as an Alternate General member and Michael Saxe as General Regular Members and to table the application from Amber Reeder.

All in favor. so voted.

- 8) A motion was made, seconded and approved to adjourn the meeting at 4:28 p.m.**

Respectfully submitted,

Approved by,

**Kathleen Nichols
Clerk of Court**

**Keith Burney
Chairman**