

CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS
PERMIT CENTER ~ 2ND FLOOR CONFERENCE ROOM
4040 LEWIS SPEEDWAY, ST. AUGUSTINE, FL 32084
MONDAY, June 17, 2024
4:00 p.m.

MINUTES

1) Meeting is called to Order at 4:00 p.m.

2) Roll Call

Members present: Keith Burney, Michael Saxe, Scott Lilley, Alex Clay, Thomas Walsh, Adrienne Reed, Bill Lanni, Robert Blood, Attorney Michael McCabe

Board Members absent/excused: None

Staff Members present: Lori Troxel, Raquel Santigo, Code Enforcement Officers, Kealey West, Staff Attorney, Emily Lunn, Code Enforcement staff.

Members of the Public: Leslie Davidson, P.E., 284 Ole Road, Joyce Davidson, 272 Fleming Drive

3) Minutes from May 20, 2024, reviewed for approval (Section 2)

A motion was made by M. Saxe, seconded by B. Lanni to accept the May 20, 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 the Chair (Section 1)

5) The Board Attorney swears in representatives testifying.

6) Old Business

a. **Unsafe Building Abatement Case #23-10 (Troxel)**
285 Ole Rd, St. Augustine

On March 18, 2024, the Board found the respondent continued violation, and ordered a final compliance date for the structure to be removed from the unapproved location and returned before you today. Exhibit A 3 pages.

The order was sent by certified mail and was signed for April 5, 2024. Exhibit B 1 Page
Mr. Pulak emailed our office on Friday June 6, 2024, advising us they were still waiting on engineering for 285 Ole Rd. It should be noted that the engineering is for construction of another structure and has no bearing on the structure being presented before you today. Exhibit C 1 page

At this time, the county requests that you find the respondents in continued violation with the order to remove the structure. We ask the Board to order the County to abate the violation by taking all necessary action to abate the hazardous structure located on

the Property, including demolishing the structure and removing the demolition debris place and place all costs encumbered to complete this action as a lien against the Property, as allowed by law.

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

- The County shall take all necessary action to abate the hazardous structure located on the Property, including demolishing the structure and removing the demolition debris and any additional miscellaneous debris located on the property. The County shall place all costs encumbered to complete this action as a lien against the Property, as allowed by law.

All in favor. So voted.

b. Unsafe Building Abatement Case #24-03 (Irving)

312 Roosevelt Terrace, St. Augustine

On April 15, 2024, The Board heard testimony and ordered the following. The Respondent shall correct the violations by June 1, 2024, by repairing, removing, demolishing the two rear mobile homes, and removing the demolished structures from the Property, along with the removal of any junk, trash, and debris on the Property. Exhibit A. (3 pages, 5 Photographs). These photographs were taken by Officer Irving and are a true and accurate representation of the violation at the time they were taken.

Notice of Hearing was sent via ST. Johns County Sheriffs Process Service and was signed on April 19, 2024. Exhibit B. (1 page).

A pre-hearing inspection performed on June 4, 2024, revealed two mobile homes are no action taken to abate the hazardous conditions at this location. Exhibit C. (7 Photographs). These photographs were taken by Officer Irving and are a true and accurate representation of the violation when they were taken.

The County recommends that you find the property in continued violation, and order the County to take all necessary action to abate the hazardous structures located on the Property, including by demolishing the Mobile home structures B & C, removing the demolition debris, as well as the accessory structure, along with any unlicensed inoperable vehicles, miscellaneous junk, trash, or debris outside of the structure, from the property, and shall place all cost encumbered to complete this action as a lien against the Property, as allowed by law.

A motion was made by R. Blood, seconded by M. Saxe to find the respondents in continued violation of Ordinance 2000-48, Unsafe Building Abatement Code, and Ordinance 2022-33 The International Property Maintenance Code, and order the following:

1. The County shall take all necessary action to abate the hazardous structure located on the Property, including by demolishing Mobile home structures B & C, and removing the demolition debris, as well as the accessory structures, along with any unlicensed inoperable vehicles, miscellaneous junk, trash, or

debris outside of the structure, from the property, and shall place all cost encumbered to complete this action as a lien against the Property, as allowed by law.

All in favor. So voted.

**c. Unsafe Building Abatement Case #24-04 (Irving)
530 Colee Street, St. Augustine**

On April 15, 2024 the Board heard testimony and ordered the respondent to correct the violations by June 1, 2024, by either repairing, removing, or demolishing the five unsafe structures, along with any and all septic tanks, wells, and drain fields associated with those lots, and remove any demolition debris. Exhibit A. (3 pages, 6 Photographs). These photographs were taken by Officer Irving and are a true and accurate representation of the violation at the time they were taken.

A Notice of Hearing was sent via Certified mail on April 17, 2024, and was signed on April 20, 2024. Exhibit B (1 page).

A pre-hearing inspection performed on June 04, 2024, revealed the removal of Six single family structures. Exhibit C. (4 Photographs). These photographs were taken by Officer Irving and are a true and accurate representation of the violation when they were taken.

The County recommends that you find the property in Compliance and dismiss it from any further Board action.

A motion was made by B. Lanni, seconded by R. Blood to find the respondent in Compliance of Ordinance 2000-48, Unsafe Building Abatement Code, and Ordinance 2022-33 International Property Maintenance Code, and dismiss the case from any further board action at this time.

All in favor. So voted.

7) New Business

None

8) A motion was made, seconded and approved to adjourn the meeting at 4:27 p.m.

Respectfully submitted,

Kathleen Nichols
Clerk of Court

Approved by,

Keith Burney
Chairman