

CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS
PERMIT CENTER ~ 2ND FLOOR CONFERENCE ROOM
4040 LEWIS SPEEDWAY, ST. AUGUSTINE, FL 32084
MONDAY, August 19, 2024
4:00 p.m.

MINUTES

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

2) Roll Call

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

Board Members absent/excused: M. Saxe, T. Walsh

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

Members of the Public: Harriet Fleming, 530 Colee Street, Dan Worley, 312 Roosevelt Ave.

3) Minutes from July 15, 2024, reviewed for approval (Section 2)

a motion was made by R. Blood, seconded by B. Lanni to accept the July 15th 2024 meeting 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 #24-03 (Irving)**

312 Roosevelt Terrace, St. Augustine

On June 17, 2024, The Board heard testimony and issued the following.

The County shall 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. Exhibit A. (3 pages, 4 Photographs). These photographs were taken by myself 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 August 16, 2024, revealed both mobile homes are no longer a hazard to the health, and safety to the citizens of ST. Johns County. The owner has repaired the

doors and windows to the homes. He has removed the accessory structure, along with any unlicensed inoperable vehicles, miscellaneous junk, trash, and debris from the property. Exhibit C. (7 Photographs). These photographs were taken by myself and are a true and accurate representation of the violation when they were taken.

The County recommends that you find the property in continued compliance and remove it from any future Board action.

A motion was made by B. Lanni, seconded by A. Clay 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.

b. Unsafe Building Abatement Case #24-04 (Irving)

530 Colee Street, St. Augustine

On June 17, 2024 the Board heard testimony and ordered the respondent to crush and abandoned the septic tanks by August 1, 2024. Exhibit A. (2 pages).

A Notice of Hearing and Electronic Delivery Notice for the CBAA Board Order was received and signed by Ms. Fleming on July 09, 2024. Exhibit B (1 page).

A pre-hearing inspection performed on August 16, 2024, revealed that the septic tanks remain unchanged. Exhibit C. (4 Photographs). These photographs were taken by myself and are a true and accurate representation of the violation when they were taken.

I have been in contact with Ms. Fleming and Moore Sand and Septic, they informed me that they just received the Permit, and they will be removing the septic tanks at the end of August. Exhibit D. (3 pages).

The County recommends that this case be continued the case until October 21, 2024.

A motion was made by B. Lanni, seconded by A. Clay to Continue the case until October 21, 2024, to allow the Respondent time to properly remove and abandon the Septic tanks at 530 Colee Street.

All in favor. So voted.

7) New Business

None

8) A motion was made, seconded and approved to adjourn the meeting at 4:10 p.m.

Respectfully submitted,

Kathleen Nichols
Clerk of Court

Approved by,

Keith Burney
Chairman