

**CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS  
PERMIT CENTER ~ 2<sup>ND</sup> FLOOR CONFERENCE ROOM  
4040 LEWIS SPEEDWAY, ST. AUGUSTINE, FL 32084  
MONDAY, JULY 21, 2025  
4:00 p.m.**

**MINUTES**

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

**2) Roll Call:**

**Members present:** Keith Burney, Bill Lanni, Alex Clay, Robert Blood, Scott Lilley, Howard White, Building Official, John Adams, Building Department Staff.

**Board Members absent/excused:** Michael Saxe, Thomas Walsh, Adrienne Reed

**Staff Members present:** Henry Irving, Lori Troxel, Code Enforcement Officers. Kealey West, Staff Attorney, Carly Meek CBAA Attorney, Emily Lunn, Code Enforcement Clerk, Michael McCabe, Board Attorney.

**Members of the Public:** Leslie Kezs, Sallie O'Hara

**3) Minutes from May 19, 2025, reviewed for approval (Section 2)**

**A motion was made by Bill Lanni, seconded by Alex Clay to accept the May 19, 2025, 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. Lori Troxel, Henry Irving, Code Enforcement Officers. Howard White, Building Official, Leslie Kezs, Sallie O'Hara, Public Guest**

**6) Old Business:**

**a. Unsafe Building Abatement Case #24-05 (Santiago)**

1600 Brian Way, St Augustine FL.

Presented by Henry Irving in Raquel Santiago's absence.

On April 21, 2025, the Board found the respondent in continued violation and ordered the respondent to remove all remaining accessory structures from the property and properly dispose of all debris from demolition. A notice of hearing dated June 6, 2025, along with a copy

of the Board Order dated April 21, 2025, were hand delivered to the respondent on July 14, 2025 (Exhibit A 6 Pages).

A reinspection of the premises on July 15, 2025, revealed that all accessory structures have been removed from the parcel along with all the demolition debris. They recently fell a tree and are in the process of removing the tree debris. (Exhibit B 2 photographs). These photographs were taken by Officer Santiago and are a true and accurate representation of the property at the time of inspection.

The County requests you find the respondent in compliance with Ordinance 2015-69. St Johns County Illegal Drug Contamination and Ordinance 2000-48 Unsafe Building Abatement and remove this case from any further board action at this time.

**A motion was made by Robert Blood, seconded by Bill Lanni to find the respondent in compliance with Ordinance 2015-69. St Johns County Illegal Drug Contamination and Ordinance 2000-48 Unsafe Building Abatement and remove this case from any further board action at this time.**

**All in favor. So voted**

- b. Unsafe Building Abatement Case #25-03 (Troxel)  
567 Ponte Vedra Boulevard, Ponte Vedra Beach, FL  
Neal and Courtney Rider

On September 3, 2024, a complaint was received in the Building Department about an abandoned construction project.

On May 19, 2025, the Board found the respondents in violation of the St. Johns County Unsafe Building Abatement Code 2002-48 Section 202 Unsafe Building 8, 9, and 10. The board subsequently ordered the respondents to correct the violations by July 1, 2025, by obtaining the required permits for the completion of the structure or obtaining a permit to remove the partially complete structure entirely from the property. Exhibit A 3 Pages.

The order was sent via electronic service to Neal Rider and returned to me on June 10, 2025. Exhibit B 1 page.

The respondents have complied with the Boards signed order and had their permit reinstated and have begun completion of the original project. Exhibit C 1 Page.

Therefore, the county requests that you find the respondents in compliance with the Board's signed order dated May 19, 2025, and dismiss the case from any further Board action at this time.

**A motion was made by Alex Clay, seconded by Robert Blood to find the respondents in compliance with St. Johns County Unsafe Building Abatement Code 2002-48 Section 202 Unsafe Building 8, 9, and 10. and dismiss the case from any further Board action at this time.**

**All in favor. So voted**

## **New Business.**

- a. Unsafe Building Abatement Case #25-04 (Troxel)  
165 Vilano Road, St. Augustine, FL  
Fish House Holdings, LLC c/o Nathan Stuart

On February 12, 2025, our office was asked to address the unsafe nature of a structure undergoing historical review. A Notice of Violation was sent out to the respondent and was signed for on February 15, 2025. Exhibit A 4 pages.

The notice provided for the respondent to secure the structure against trespass by following the approved structure board and secure diagrams.

On March 5, 2025, our office was advised that the respondent had been sent a letter by the St. Johns Environmental Division for an update on the rehabilitation project for the location. The response back from the respondent did not provide a definitive timeframe however, the response did indicate the respondent would now be able to put up a private screened construction fence. Exhibit B 2 pages.

On March 13, 2025, a compliance inspection was completed, and the structure was found to remain open to trespass and the construction fence had not been installed. An email was sent to the respondent which received no reply. Exhibit C (1 Email, and 6 Photographs)

The St. Johns County Property Appraiser, St. Johns County Tax Collector and Warranty Deed show the ownership to be Fish House Holdings, LLC. The Florida Division of Corporations show the authorized persons to be Nathan Stuart, and Margo Klar at 233 Rivershore Lane, St. Augustine FL. Exhibit D 9 Pages.

There are two mortgages listed for this property under Fish House Holdings, LLC. A clearance sheet for the renovation of the structure was also submitted. Exhibit E 3 Pages.

A follow-up inspection was completed on June 18, 2025, and found the property was still open to trespass and was not made weather tight against inclement weather. Exhibit F 9 Photographs.

A notice of hearing dated June 18, 2025, was sent certified mail, and was signed for on June 23, 2025. Exhibit G 3 pages.

At this time, the County requests you find the respondents in violation of the St. Johns County Unsafe Building Abatement Code 2000-48 Section 202 Unsafe Building 4. We request that you order the respondent to correct the violations by August 1, 2025, by properly securing the property against trespass and weatherization by following the boarding and securing diagrams permitted by St. Johns County located as Appendix A in the International Property Maintenance Code, as well as the installation of a screened construction fence. Exhibit H 2 Pages.

We ask that the Board order the case to be returned on August 18, 2025, to hear further testimony on compliance or the need for County abatement action.

**A motion was made by Robert Blood seconded by Bill Lanni to find the respondents in violation of the St. Johns County Unsafe Building Abatement Code 2000-48 Section 202 Unsafe Building. The Board orders the respondent to correct the violations by August 1, 2025, by properly securing the property against trespass and weatherization by following the boarding and securing diagrams permitted by St. Johns County located as Appendix A in the International Property Maintenance Code, as well as the installation of a screened construction fence. The Board orders the case to be returned on August 18, 2025, to hear further testimony on compliance or the need for County abatement action.**

**All in favor. So voted**

- 7) Adjournment: A motion was made, seconded and approved by Keith Burney to adjourn the meeting at 4:20 p.m.**

**Respectfully submitted,**

**Approved by,**

**Emily Lunn  
Clerk of Court**

**Keith Burney  
Chairman**