

**CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS
PERMIT CENTER ~ 2ND FLOOR CONFERENCE ROOM
4040 LEWIS SPEEDWAY, ST. AUGUSTINE, FL 32084
MONDAY, AUGUST 18, 2025
4:00 p.m.**

MINUTES

1) Meeting is called to Order at 4:01 p.m.

2) Roll Call:

Members present: Keith Burney, Michael Saxe, Bill Lanni, Alex Clay, Robert Blood, Scott Lilley, Adrienne Reed, John Adams, Building Department Staff.

Board Members absent/excused: Thomas Walsh,

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

Members of the Public: None

3) Minutes from July 21, 2025, reviewed for approval (Section 2)

A motion was made by Bill Lanni, seconded by Robert Blood to accept the July 21, 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, Raquel Santiago, Code Enforcement Officers.

6) Old Business: None

7) New Business.

a. Unsafe Building Abatement Case #25-04 (Troxel)

3 Red Snapper Lane, St Augustine, FL

Purissima Balgos

On July 10, 2024, a complaint was transferred to the unsafe building abatement division for an unsafe two story detached deck and accessory storage area at this location.

The inspection revealed the deck and accessory storage area was in advanced disrepair and unsafe for the intended use. (21 Photographs) Exhibit A

A Notice of Violation was sent to the registered property owner via certified mail advising of the unsafe nature of the structure and requiring repair or removal of the structure. The notice was signed for on July 13, 2024. Exhibit B 3 pages.

The daughter and primary caretaker of the property owner Myra Balgos reached our office explaining the situation she was in and the need to condition her mother to accept the situation due to ongoing health issues. Extensions were provided and on October 29, 2024, permit 12414798 was issued for the repair of the structure.

This permit was terminated by the parties and to date the structure remains in significantly advanced decline.

A Notice of Hearing dated June 26, 2025, was sent certified mail to the registered property owner and was signed for on July 30, 2025. Exhibit C 3 pages.

Property research shows the Property Appraiser list the property ownership to Purisima A. Balgos. The Warranty Deed details ownership to be Nelson Baylon Balgos and Purisima A. Balgos husband and wife. There are no tax records for the property based on the exemption classification. Nelson Balgos is deceased. Exhibit D (Property Research) 3 pages

The photographs in your packet are of the condition of the property currently. 10 photos taken by me.

The County requests you find the respondent 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 October 1, 2025, by obtaining the required permits for the repair of the structure or have obtained a permit to remove the structure entirely from the property.

We ask that the Board order the case to be returned on October 20, 2025, to hear further testimony on compliance or the need for County abatement action.

- 1. A motion was made by Robert Blood seconded by Bill Lanni to find the respondents in 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 October 1, 2025; by obtaining the required permits to repair the structure or obtain the permits to remove the structure from the property. The Board orders the case to be returned on October 20, 2025, to hear further testimony on compliance.**

All in favor. So voted

- 8) Adjournment: A motion was made, seconded and approved by Keith Burney to adjourn the meeting at 4:11 p.m.**

Respectfully submitted,

Approved by,

**Emily Lunn
Clerk of Court**

**Keith Burney
Chairman**