

**CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS
PERMIT CENTER ~ 2ND FLOOR CONFERENCE ROOM
4040 LEWIS SPEEDWAY, ST. AUGUSTINE, FL 32084
MONDAY, February 23, 2026
4:00 p.m.**

MINUTES

1) Meeting is called to Order at 4:03 p.m.

2) Roll Call:

Members present: Bill Lanni, Alex Clay, Vice Chairman. Michael Saxe, Scott Lilley, John Adams, Building Department Staff. Adrienne Reed.

Board Members absent/excused: Keith Burney, Chairman. Mike McCabe, Board Attorney. Thomas Walsh, Robert Blood.

Staff Members present: Henry Irving, Lori Troxel, Code Enforcement Officers. Roderick Potter, Code Enforcement Manager. Kealey West, Acting Board Attorney. Carly Meek, Staff Attorney. Emily Lunn, Code Enforcement Clerk.

Members of the Public: Marina Kasper, P.O.A for Purisima A. Balgos, Myra Balgos, Belinda Seiler, Joel Tiller, Richard Crews.

3) Minutes from September 15, 2025, reviewed for approval (Section 2)

A motion was made by Bill Lanni, seconded by Michael Saxe to accept the September 15, 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 Alex Clay, Vice Chairman (Section 1)

5) Acting Board Attorney Kealey West swears in representatives testifying. Lori Troxel, Henry Irving, Code Enforcement Officers. Marina Kasper, P.O.A for Purisima A. Balgos, Myra Balgos, Belinda Seiler, Joel Tiller, Richard Crews, Members of the Public.

6) Old Business:

- a. Unsafe Building Abatement Case # 25-06 - (Troxel)
3 Red Snapper Lane, Ponte Vedra, FL. 32082
Purisima Balgos**

On August 18, 2025, the Board determined that the property was in violation of Ordinance 2000-18. The Board ordered the property owner to correct the violations by either obtaining the required permits to repair the structure or securing permits to remove the structure from the property. The respondents were directed to reappear before the Board on October 20, 2025. The Board's order was sent via certified mail and signed for on August 22, 2025. (See Exhibit A, four pages, included in your packet.)

The respondents' caregiver, Ms. Myra Balgos, subsequently contacted our office to request an extension due to work and health obligations. The extension was granted, and the matter was rescheduled for the next available hearing on February 23, 2026.

On January 28, 2026, a Notice of Hearing was sent via certified mail and was signed for on January 30, 2026. (See Exhibit B, two pages, included in your packet.)

On February 13, 2026, a demolition permit was issued to the property owner, and the structure was removed from the property. Exhibit C (2 pages in your packet)

Accordingly, the County recommends that the Board find the property in compliance and dismisses the case from any further Board action at this time.

A motion was made by Michael Saxe, seconded by Bill Lanni to find the respondent in compliance with Ordinance 2000-48 and dismiss the case from any further Board action at this time.

All in favor. So voted

7) New Business.

- a. Unsafe Building Abatement Case #26-01 (Irving)**
2880 Lord St. St Augustine FL. 32084
Belinda Seiler

On July 15, 2025, A complaint of a dead pine tree of large stature, huge branches falling off the tree causing potential danger to the people present in its proximity.

The inspection performed by myself and ST. Johns County Environmental Manager Michael Lagasse revealed the presence of two dead pine trees, a accessory structure that is severely damaged and in advanced disrepair making it unsafe for the intended use, junk, trash, and debris also was found on the Property. Exhibit A. (6 Photographs). These photographs were taken by myself and are a true and accurate representation of the violation at the time they were taken.

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 18, 2025. Exhibit B. (4 pages)

Property research shows the Tax Collector, and the St. Johns County Property Appraiser list the property owner as Belinda Seiler. The taxes are current, and the property is homesteaded. Exhibit C. (5 pages)

A reinspection performed on September 29, 2025, revealed no change in abating the violations on the property. Exhibit D. (6 Photographs).

Notice of Hearing was sent via ST. Johns County Sheriffs Process Service and was posted at the property on October 01, 2025. Exhibit E. (2 page).

On January 13, 2026, I met with the property owner & Michael Lagasse Environmental Manager to tag the dead trees and talk over the violations at the property. Exhibit F. (4 Photographs). These photographs were taken by myself and are a true and accurate representation of the violation when they were taken.

The respondent Belinda Seiler received the corrected NOH via property posting, as her attendance in today's hearing confirms.

A pre-hearing inspection performed on February 19, 2026, revealed no action has been taken to abate the hazardous conditions at this location. Exhibit G. (4 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 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 April 1, 2026, 1. by repairing the roof and all damaged areas the accessory structure, or remove the accessory structure from the property, by removing the two dead pine trees, and by removing all junk, trash, and debris from the property. We ask that the Board order the case to be returned on April 20, 2026, to hear further testimony on compliance or the need for the County to take abatement action.

A motion was made by Bill Lanni seconded by Michael Saxe to find the respondents in in violation of the St. Johns County Unsafe Building Abatement Code 2000-48. The Board orders the respondent to correct the violations by April 1, 2026; by repairing the roof and all damaged areas of the accessory structure, or remove the accessory structure from the property, removing the two dead pine trees, and removing all junk, trash, and debris from the property. The board will rehear this case on April 20, 2026, at 4:00 P.M. Therefore, the respondent is ordered to reappear, where the board will hear additional testimony on compliance or the need to take further Board action.

All in favor. So voted

**b. Unsafe Building Abatement Case #26-02 (Irving)
3551 Begonia St, St Augustine, FL 320884
Patrick W. & Tina R. Crews**

On December 13, 2024, a complaint of burning trash, people living in R. Vs, and the shed, scrap metal piles, and abandoned cars on the property.

The inspection performed on December 17, 2024, revealed the presence of a unpermitted accessory structure that has been enlarged over time, the presence of unlicensed vehicles, the accumulation of tires, Refrigerators, washers, dryers, junk, trash, debris, rubbish, and garbage on the Property. Exhibit A. (7 Photographs). These photographs were taken by myself and are a true and accurate representation of the violation at the time they were taken.

A Notice of Violation was sent via USPS Certified mail and was signed for on March 29, 2025. Exhibit B. (3 pages).

On June 6, 2025 a reinspection was carried out and revealed little corrective action has been taken to abate the violations on the property. Exhibit C. (4 photographs).

CBAAs Of Notice of Violation were sent via USPS Certified mail and were signed for on June 18, 2025. Exhibit D. (5 pages).

Property research shows the Tax Collector, and the St. Johns County Property Appraiser list the property owner as Patrick W. & Tina R. Crews. The taxes are current, and the property is not homesteaded. Exhibit E. (8 pages)

A reinspection performed on November 13, 2025, revealed that the structure remains unpermitted and unchanged in size, the presence of junk, trash, and debris remains, and the R.V. remains in the front yard setback. Exhibit F. (5 Photographs).

Notice of Hearing was sent via ST. Johns County Sheriffs Process Service and was served on November 18, 2025. Exhibit G. (3 pages).

A pre-hearing inspection performed on February 19, 2026, revealed no action has been taken to abate the hazardous conditions at this location. Exhibit H. (6 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 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 April 1, 2026, by demolishing the accessory structure, removing the demolition debris, and by removing all other junk, trash, and debris from the Property.

We ask that the Board order the case to be returned on April 20, 2026, to hear further testimony on compliance or the need for the County to take abatement action.

A motion was made by Bill Lanni seconded by Adrienne Reed to find the respondents in violation of the St. Johns County Unsafe Building Abatement Code 2000-48. and International

Property Maintenance Code 2022-33 As amended 101.4.4 Section 308.1. The Board orders the respondents to correct the violations by April 1, 2026; by demolishing the accessory structure, removing the demolition debris, and removing all other junk, trash, and debris from the Property. The board will rehear this case on April 20, 2026, at 4:00 P.M. Therefore, the respondents are ordered to reappear, where the board will hear additional testimony on compliance or the need to take further Board action.

All in favor. So voted.

8) Adjournment: A motion was made, and approved by Vice Chairman Alex Clay to adjourn the meeting at 4:24 p.m.

Respectfully submitted,

Approved by,

**Emily Lunn
Clerk of Court**

**Keith Burney
Chairman**