

**CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS
PERMIT CENTER ~ 2ND FLOOR CONFERENCE ROOM
4040 LEWIS SPEEDWAY, ST. AUGUSTINE, FL 32084
MONDAY APRIL 20, 2026
4:00 p.m.**

MINUTES

1) Meeting is called to Order at 4:04 p.m.

2) Roll Call:

Members present: Keith Burney, Chairman. Bill Lanni, Robert Blood, Scott Lilley, John Adams, Building Department Staff.

Board Members absent/excused: Thomas Walsh, Alex Clay, Vice Chairman. Michael Saxe, Adrienne Reed. Carly Meek, Staff Attorney.

Staff Members present: Henry Irving, Lori Troxel, Raquel Sanitago, Code Enforcement Officers. Roderick Potter, Code Enforcement Manager. Kealey West, Staff Attorney. Mike McCabe, Board Attorney. Emily Lunn, Code Enforcement Clerk.

Members of the Public: Patrick Crews, Tina Crews, Eric Crews, Belinda Seiler.

3) Minutes from February 23, 2026, reviewed for approval (Section 2)

A motion was made by Bill Lanni, seconded by Robert Blood to accept the February 23, 2026, 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 Keith Burney Chairman. (Section 1)

5) Board Attorney Mike McCabe swears in the representatives testifying. Lori Troxel, Henry Irving, Code Enforcement Officers. Roderick Potter, Code Enforcement Manager. Belinda Seiler, Richard Crews, Tina Crews, Eric Crews Members of the Public.

6) Old Business:

- a. Unsafe Building Abatement Case # 25-05 (Irving)
308 Carter Street, Hastings FL. 32145
Patrick L. Chanel & Williams**

On September 15, 2025, the Board determined that the property was in violation of Ordinance 2000-48 Section 202. The Board ordered the property owner to correct the violations by either repairing or by removing the structure from the property. Exhibit A. (3 pages, and 1 photograph.) The photograph was taken by myself and is a true and accurate representation of the violation when it was taken.

On February 12, 2026, a Notice of Hearing was sent via certified mail and was signed for on February 17, 2026. Exhibit B. (2 pages).

The pre-hearing inspection performed on April 1, 2026, revealed that the owners have removed the hazardous structure from this location. Exhibit C. (1 Photograph). The photograph was taken by myself and is a true and accurate representation of the property when it was taken.

The County recommends that the Board find the property in compliance and dismiss the case from any further Board action at this time.

A motion was made by Bill Lanni, seconded by Robert Blood 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

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

On February 23, 2026, the Board determined that the property was in violation of Ordinance 2000-48 Section 202. The Board ordered the property owner to correct the violations by repairing the roof and all damaged areas of the accessory structure, or remove the accessory structure from the property, and by removing all junk, trash, and debris from the property. The respondent was directed to reappear before the Board on April 20, 2026. The Board's order was sent via certified mail and was signed for on February 27, 2026. Exhibit A, (four pages, and 1 photograph). The photograph was taken by myself and is a true and accurate representation of the violation when it was taken.

A pre-hearing inspection performed on April 20, 2026, revealed that the property owner has demolished the hazardous unsafe accessory structure. Exhibit B. (1 Photograph). The photograph was taken by myself and is a true and accurate representation of the violation when it was taken.

The County recommends that the Board find the property in compliance of the St. Johns County Unsafe Building Abatement Code 2000-48 Section 202 Unsafe Building subsection 4 and 9 and dismiss the case from any further Board action at this time.

A motion was made by Robert Blood seconded by Bill Lanni to find the respondents in compliance of the St. Johns County Unsafe Building Abatement Code 2000-48 Section 202

Unsafe Building subsection 4 and 9 and dismiss the case from any further Board action at this time.

All in favor. So voted

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

On February 23, 2026, the Board determined that the property was in violation of Ordinance 2000-48. The Board ordered the property owner to correct the violations by demolishing the accessory structure, removing the demolition debris, and by removing all other junk, trash, and debris from the Property. The respondent was directed to reappear before the Board on April 20, 2026. The Board's order was sent via certified mail and delivered on March 06, 2026, and through posting of the property, at the St. Johns County Courthouse on March 5, 2026, and by publication in the St. Augustine Record for four consecutive weeks, beginning March 16, 2026, and ending April 6, 2026. Exhibit A. (9 pages and 4 Photographs). These photographs were taken by myself and are a true and accurate representation of the violation when they were taken.

A pre-hearing inspection performed on April 16, 2026, revealed that half of the hazardous unpermitted structure remains along with junk, trash, and debris. Exhibit B. (3 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 the Board find the property in continued violation of the St. Johns County Unsafe Building Abatement Code 2000-48 Section 202 Unsafe Building subsection 6 and 8. The County further recommends that the Board order all necessary action be taken to abate the hazardous unpermitted structure, including, but not limited to, demolition of the structure and removing all demolition debris and any additional miscellaneous junk, trash and debris located on the Property. Order all costs incurred by the County in carrying out this Order be assessed as a lien against the Property, pursuant to Ordinance 2000-48 and applicable Florida law. Furthermore, Richard Crews, Tina Crews, Eric Crews provided additional testimony to the Board.

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 and Unsafe Building subsection 6 and 8. Prior to July 20, 2026, Respondents, Patrick W. and Tina R. Crews, shall remove and properly dispose of all trash, garbage, debris, and junk accumulated on the Property. On July 20, 2026, Respondents shall appear before the Board for a hearing to determine the status and disposition of the accessory structure located on the Property. The board will rehear this case on July 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.

7) New Business. None

8) Adjournment: A motion was made, and approved by Chairman Keith Burney to adjourn the meeting at 4:39 p.m.

Respectfully submitted,

Approved by,

Emily Lunn
Clerk of Court

Keith Burney
Chairman