

**CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS  
PERMIT CENTER ~ 2<sup>ND</sup> FLOOR CONFERENCE ROOM  
4040 LEWIS SPEEDWAY, ST. AUGUSTINE, FL 32084  
MONDAY, June 20, 2022  
4:00 pm**

**MINUTES**

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

**2) Roll Call**

**Board Members Present:** Keith Burney, Bill Lanni, Dale Jackson, Robert Blood, Jeff Hulsberg, Mike McCabe, Board Attorney.

**Board Members absent/excused:** John Ruggeri, Thomas Walsh

**Staff Members present:** Lori Troxel, Raquel Santiago, Code Enforcement Officers, Kealey West, Staff Attorney, Rebecca Howell, Acting Clerk of the Board.

**Public Present:** Lisa Owens, 504 N. Main Street

**3) Minutes from May 16, 2022, reviewed for approval (Section 2)**

**A motion was made by A. Clay, seconded by R. Blood to accept the May 16, 2022 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.**

**6) Old Business**

**a. Unsafe Building Abatement Case # 22-04 (Santiago, Raquel)**

**504 Main Street, Hastings FL 32145**

***Code Enforcement (CE) Officer Santiago presented the case to the Board as follows:***

On March 23, 2022, the Board found Mrs. Owens' property located at 504 N. Main Street, Hastings in violation of Chapter 2, Section 202 of St Johns County Ordinance 2000-48. Mrs. Owens was ordered by the Board to remove the unsafe structure along with any trash, garbage, or debris outside of the structure from the property. Board Order dated March 23, 2022, was sent certified mail and signed for on April 1, 2022. Exhibit A (4 Pages).

On May 5, 2022, a review of SJC Building Records showed a demolition permit on file for the removal of the structure. Exhibit B (1 Page).

An inspection of the premises on June 16, 2022, reveals that fire debris has been removed from the structure and exterior demolition has started, however the structure is still standing. Exhibit C (5 Photographs). These photographs were taken by myself and are a true and accurate representation of the violation at the time they were taken.

The County recommends that you find the property in continued violation, and order the respondent to correct the violations by August 1, 2022, by completing the demolition the structure and clearing all junk, trash and debris located on the property.

We also ask that the Board order the case to be returned on August 15, 2022, to hear further testimony on compliance or the need for County abatement action.

**A motion was made by J. Hulsberg, seconded by B. Lanni to find the respondent in continued violation of Ordinance 2000-48 and order the following:**

1. The Respondent shall correct the violations by August 1, 2022, by completing the demolition of the structure and clearing all miscellaneous junk, trash, and debris located on the property. Respondent shall secure the property with a fence during demolition and debris removal.
2. The Respondent is hereby ordered to re-appear before this board on August 15, 2022, at 4:00 PM; at that time, the Construction Board of Adjustments and Appeals will hear further evidence on the issue of compliance.

**All in favor. So voted.**

**7) New Business**

**None**

**8) N/A**

- a. Open Floor
- b. Hearing of Facts
- c. Rebuttals Heard
- d. Close Floor
- e. Discussion
- f. Motion by Board Members
- g. Vote Called
- h. Clerk Records Vote

**9) A motion was made, seconded and approved to adjourn the meeting at 4:11 p.m.**

*Respectfully submitted,*

*Approved by,*

Rebecca Howell  
Actin Clerk of the Board

Keith Burney  
Chairman