

**CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS  
PERMIT CENTER ~ 2<sup>ND</sup> FLOOR CONFERENCE ROOM  
4040 LEWIS SPEEDWAY, ST. AUGUSTINE, FL 32084  
MONDAY, July 18, 2022  
4:00 p.m.**

**REGULAR MEETING**

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

**2) Roll Call**

**Board Members Present:** Keith Burney, John Ruggeri, Bill Lanni, Alex Clay, Dale Jackson, Robert Blood, Thomas Walsh, Mike McCabe, Board Attorney.

**Board Members absent/excused:** Jeff Hulsberg

**Staff Members present:** Lori Troxel, Raquel Santiago, Henry Irving, Code Enforcement Officers, Roderick Potter, Code Enforcement Manager, Kealey West, Staff Attorney, Howard White, Building Official, Kathleen Nichols, Clerk of the Courts.

**Public Present:** Irene Bouranis, 2979 Bradford Street.

**3) Minutes from June 20, 2022, reviewed for approval (Section 2)**

**A motion was made by B. Lanni, seconded by R. Blood to accept the June 20, 2022 minutes as present.**

***Discussion:***

It was determined that Alex Clay was not listed as present on the June 20, 2022 minutes to the Roll Call. This is to correct that he was present.

**Motion was amended by B. Lanni, seconded by R. Blood to add Alex Clay as present at the June 20, 2022 meeting. 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 #22-07 (Irving, Henry)  
2979 Bradford Street, St. Augustine, 32084**

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

On May 16, 2022, the Board found the property in violation and ordered the respondent to correct the violations by July 1, 2022, by either repairing or removing the mobile home structure and any accessory structures from the property via demolition and removing all demolition debris and miscellaneous junk, trash, and

debris on the property. The Board further ordered the respondent to return before you on July 18, 2022. The Board order was sent by certified mail and was returned signed for on May 20<sup>th</sup> and May 26, 2022, Exhibit A (5 Pages).

A reinspection on July 1, 2022, revealed no action had been taken to abate the hazardous structures or conditions present on the property. Exhibit B (3 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 County to take all necessary action to abate the hazardous structure located on the Property, including by demolishing the structure and removing the demolition debris, as well as any accessory structures, miscellaneous junk, trash, and debris outside of the structure, from the property, and shall place all cost encumbered to complete this action as a lien against the Property, as allowed by law.

**A motion was made by B. Lanni, seconded by R. Blood to find the respondents in continued violation of Ordinance 2000-48, Unsafe Building Abatement Code, and Ordinance 2015-8 The International Property Maintenance Code Sections 302.1 and 308.1, and order the following:**

- **The County shall take all necessary action to abate the hazardous structure located on the Property, including by demolishing the structure and removing the demolition debris, as well as the accessory structure, any junk, trash, and debris outside of the structure, from the property, and place all cost encumbered to complete this action as a lien against the Property, as allowed by law.**

**In favor:** Keith Burney, Bill Lanni, Alex Clay, Dale Jackson, Robert Blood

**Opposed:** John Ruggeri

**So voted. Motion passed 5-1.**

**b. Unsafe Building Abatement Case #22-03 (Troxel, Lori)**

**222 Ashland, Hastings FL 32145**

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

On April 18, 2022, the board ordered the respondents to correct the violations by July 1, 2022, by demolishing the structures and removing all demolition debris. The Board further ordered the respondents to return before you on July 18, 2022. The Boards signed order was sent by certified mail and was signed for on April 22, 2022. Exhibit A (5 Pages)

The respondents have removed the mobile home structure, and have begun the removal of the single-family structure. Enough progress has been made to abate the violation to warrant a continuance to all the respondents to complete the demolition and remove all the debris. Exhibit B (5 Photographs)

The County recommends that you find the property in continued violation, and order the respondents to correct the violations by September 15, 2022, by having the structures removed from the property via demolition, and having removed all demolition debris.

We also ask that the Board order the case to be returned on September 19, 2022, to hear further testimony on compliance or the need for County abatement action.

**A motion was made by J. Ruggeri, seconded by D. Jackson to find the respondents in continued violation of Ordinance 2000-48 Unsafe Building Abatement and order the following:**

- **The respondent is to correct the violations by September 15, 2022, by completing the demolition of the final structure and removing all demolition debris from the property.**
- **The Board will re-hear this case on September 19, 2022, at 4:00 P.M.; therefore, the respondents are ordered to reappear, where the Board will hear additional testimony on compliance.**

**All in favor. So voted.**

**c. Unsafe Building Abatement Case #22-05 (Santiago, Raquel)**

**866 W. 10<sup>th</sup> Street, St. Augustine, FL 32084**

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

On March 23, 2022, the Board found the property 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. Ruggeri, seconded by D. Jackson to find the respondents in continued violation of Ordinance 2000-48 and order the following:**

- **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.**
- **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.**

**d. Unsafe Building Abatement Case #22-06 (Irving, Henry)**

**5212 Big Oak Rd, St. Augustine, 32084**

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

On May 16, the Board found the property in violation and ordered the respondent to correct the violations by July 1, 2022, by either repairing or removing the mobile home structure and any accessory structures from the property via demolition and removing all demolition debris and miscellaneous junk, trash, and debris on the property. The Board further ordered the respondent to return before you on July 18, 2022. The Board order was sent by certified mail and was returned signed for by Citi Bank on June 21, 2022. The property and the St. Johns County Court House were posted on June 6, 2022, and In the St. Augustine Record for four consecutive weeks to meet due process notice requirements. Exhibit A (8 Pages).

A reinspection on July 1, 2022, revealed that only the vehicle had been removed from the property. The burned structure, the junk, trash, and debris are still present. Exhibit B (3 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 County to take all necessary action to abate the hazardous structure located on the Property, including by demolishing the structure and removing the demolition debris, as well as any accessory structures, miscellaneous junk, trash, and debris outside of the structure, from the property, and shall place all cost encumbered to complete this action as a lien against the Property, as allowed by law.

**A motion was made by A. Clay, seconded by B. Lanni to find the respondents in continued violation of Ordinance 2000-48, Unsafe Building Abatement Code, and Ordinance 2015-8 The International Property Maintenance Code Sections 302.1 and 308.1 and order the following:**

- **The County shall take all necessary action to abate the hazardous structure located on the Property, including by demolishing the structure and removing the demolition debris, as well as the accessory structures, along**

with any miscellaneous junk, trash, or debris outside of the structure, from the property, and shall place all cost encumbered to complete this action as a lien against the Property, as allowed by law.

All in favor. So voted.

**7) New Business**

**a. BOARD APPOINTMENT**

A motion was made by J. Ruggeri, seconded by A. Clay to make a recommendation to the BoCC to appoint Scott Lilley as an Alternate member on the Construction Board of Adjustments and Appeals.

All in favor. So voted.

(The BoCC will receive this recommendation at their August 16<sup>th</sup> meeting and Kathleen will be notified by their office)

**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) Adjournment**

A motion was made and seconded to adjourn the meeting at 4:32 p.m.

*Respectfully submitted,*

*Approved by,*

Kathleen Nichols  
Clerk of the Board

Keith Burney  
Chairman