

CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS
PERMIT CENTER ~ 2ND FLOOR CONFERENCE ROOM
4040 LEWIS SPEEDWAY, ST. AUGUSTINE, FL 32084
MONDAY, August 21, 2023
4:00 p.m.

MINUTES

- 1) Meeting was called to order at 4:01 p.m.**
- 2) Roll Call**
Board Members present: Keith Burney, John Ruggeri, Jeff Hulsberg, Bill Lanni, Alex Clay, Robert Blood, Dale Jackson, Thomas Walsh
- 3) Board Members absent/excused:** Scott Lilley
- 4) Staff Members present:** Henry Irving, Raquel Santiago, Simone Ottley, Code Enforcement Officers, Roderick Potter, Code Enforcement Manager, Kealey West, Staff Attorney, John Adams, Senior Plans Examiner, Emily Lunn, Code Enforcement staff.
- 5) Minutes from July 17, 2023, reviewed for approval (Section 2)**
A motion was made by J. Ruggeri, seconded by D. Jackson to accept the July 17, 2023 minutes as presented. All in favor. So voted.
- 6) Public information, exparte communications, and identification of persons present for cases on the agenda read by the Chair (Section 1)**
- 7) Board Attorney swears in representatives testifying.**
- 8) Old Business**
 - a. Unsafe Building Abatement Case 23-06 (Irving)**
5061 Avenue B, Saint Augustine
On January 09, 2023, a complaint of an unsafe structure was referred to our division, and the subsequent inspection revealed that the structure and accessory unit onsite was in an unsafe condition with a partial collapse. Exhibit A (5 Photographs) These photographs were taken by myself and are a true and accurate representation of the violation at the time they were taken.

Property Research with the St. Johns County Property Appraiser and the St. Johns County Tax Collector shows the ownership of the property to be James H. & Opal Taylor. The warranty deed shows ownership of the same. Exhibit B (9 Pages)

A Notice of Violation was sent by certified mail and served on January 12, 2023.
Exhibit C (3 pages)

On February 14, 2023, I walked the property with Mrs. Taylor. Exhibit D (11 Photographs).

A re-inspection on March 15, 2023, revealed no activity to abate the violation.
Exhibit E (6 Photographs) These photographs were taken by myself and are a true and accurate representation of the violation when they were taken.

A notice of hearing was sent by certified mail and was signed on March 20, 2023.
Exhibit F (2 pages)

The Taylors case was held over until today at the request of Mrs. Taylor on May 15, 2023.

To date, no activity has been made to abate the hazardous conditions at this location. Exhibit G (4 Photographs). These photographs were taken by are a true and accurate representation of the violation when they were taken.

The County recommends that you find the property in violation and order the respondents to correct the violations by removing the unsafe structures from the property by September 1, 2023.

We also ask that the Board order the case returned on September 18, 2023, to hear further testimony on compliance or the need for County abatement action.

A motion was made by A. Clay, seconded by J. Ruggeri to find the respondents in Violation of Ordinance 2000-48, Unsafe Building Abatement Code, and Ordinance 2022-33 International Property Maintenance Code and order the following:

- **The respondent is to correct the violations by September 1, 2023, by demolishing the unsafe structures and removing the demolition debris.**
- **The Board will re-hear this case on September 18, 2023, 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.

9) New Business

None

10) 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

11) Adjournment

Respectfully submitted,

*Kathleen Nichols
Clerk of the Board*

Approved by,

*Keith Burney
Chair*