

CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS  
PERMIT CENTER ~ 2<sup>ND</sup> FLOOR CONFERENCE ROOM  
4040 LEWIS SPEEDWAY, ST. AUGUSTINE, FL 32084  
MONDAY, July 15, 2024  
4:00 p.m.

MINUTES

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

2) Roll Call

**Members present:** Keith Burney, Scott Lilley, Thomas Walsh, Bill Lanni, Robert Blood,  
Attorney Michael McCabe

**Board Members absent/excused:** M. Saxe, A. Clay, A. Reed

**Staff Members present:** Lori Troxel, Raquel Santigo, Henry Irving, Code Enforcement Officers,  
Kealey West, Staff Attorney, Emily Lunn, Code Enforcement staff.

**Members of the Public:** None

3) Minutes from June 20, 2024, reviewed for approval (Section 2)

A motion was made by R. Blood, seconded by B. Lanni to accept the June 20, 2024 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 #24-02 (Santiago)**

**1421 Wentworth Ave, St. Augustine**

On May 20, 2024, the Board found the respondent in continued violation of Ordinance  
2000-48 and ordered the respondent to correct the violation by removing the  
structure from the current unapproved location or complete the permitting process.  
At that hearing the respondent waived the need for service and was made aware of  
the date of the next hearing. (Exhibit A, 3 pages).

On 6/17/2024 the respondent applied for a demolition permit, however, payment for  
said permit was not made until 7/10/202. I spoke to the respondent on 7/11/2024 to  
try to establish a timeline for the demolition and he stated it would be about 30 days

as he was leaving on vacation the next day. The respondent has been awarded a significant amount of time to complete the permitting process.

A reinspection of the premises on July 15, 2024, revealed that the structure is still erected. Exhibit D (1 photograph). This photograph was taken by myself and is a true and accurate representation of the violation at the time of inspection.

At this time, the County requests you find the respondents in continued violation of erecting a structure without the required permits and jurisdictional oversight of inspections on the structure and all sub-work such as plumbing, mechanical, and electrical and order the County to demolish the structure.

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

- The County will take all necessary action to abate the unsafe structure located on the property, including demolishing the structure and removing the demolition debris. The County shall place all costs encumbered to complete this action as a lien against the Property, as allowed by law.

All in favor. So voted.

7) New Business

None

8) A motion was made, seconded and approved to adjourn the meeting at 4:12 p.m.

Respectfully submitted,

Approved by,

Kathleen Nichols  
Clerk of Court

Keith Burney  
Chairman