15	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

11/3/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **September 17, 2026**

FROM: **Shelby Romero, Sr. Asst.to the Board of County Commissioners** **PHONE:** **904 209-0307**

SUBJECT OR TITLE: **Consider appointments to the Construction Board of Adjustment and Appeals.**

AGENDA TYPE: **Appointments**

BACKGROUND INFORMATION:

Currently, there are (5) vacancies on the Construction Board of Adjustment and Appeals due to expired terms and a resignation. A vacancy ad was placed in August of 2023 and was recently closed in July 2026. Please find attached for your review and consideration a recommendation letter from the Construction Board of Adjustment and Appeals and (9) applications: Todd Marshall, Dist. 1, Ashley Sumners, Dist. 2, Shasta Ware, Dist. 2, Seth Wingate, Dist. 2, William Lanni, Dist. 3, Robert Blood, Dist. 5, Taly Brinzey, Dist. 5, Leonard Moscatelli, Dist. 5, Thomas Walsh, Dist. 5.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

Motion to appoint Ashley Sumners to the Construction Board of Adjustment and Appeals, as an alternate member, for a partial term scheduled to expire April 16, 2028.
Motion to appoint Todd Marshall to the Construction Board of Adjustment and Appeals, as an alternate, for a full (4) year term scheduled to expire November 3, 2030.
Motion to suspend Board Rule 2.203(C) and re-appoint William Lanni to the Construction Board of Adjustment and Appeals, as a regular member, for a full (4) year term scheduled to expire May 17, 2030.
Motion to re-appoint Thomas Walsh and Robert Blood to the Construction Board of Adjustment and Appeals, as a regular member, for a full (4) year term scheduled to expire May 17, 2030.

For Administration Use Only:

Legal: Carly Meek 10/20/2026 **OMB: N/A** **Admin: Brad Bradley 10/21/2026**

St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

ADJUSTMENT AND APPEALS BOARD

The Board meets at 4:00 p.m. on the 3rd Monday of each month in Conference Room Silverleaf(Room 2007) of the St. Johns County Public Service Center, 4040 Lewis Speedway. Florida Statute Chapter 553 establishes the Florida Building Code. The Adjustment & Appeals Board has been established under the guide of the Florida Building Code. The board is comprised of nine (9) members with knowledge and/or experience in technical codes fields. Two (2) of the nine members are alternates; one from the building industry and one from the general public. All terms are staggered so that a maximum of one-third of the board will be replaced in twelve (12) months time. Each member is required to file Financial Disclosure with the Florida Commission on Ethics.

Staff Support, Lori L. Troxel, Certified Code Enforecement Of, 904-209-0686
Howard White, Building Official, 904-827-6803

VACANT EXP TERM
, FL
Phone: #

District#:
Term#: 1
Position: Alternate
Requirement: Building Industry

Appt. Date: 11/19/2021
Exp. Date: 11/19/2023

Robert F. Blood
1109 Villere Ct.
St. Johns, FL 32259
Phone: # 404-904-3949

District#: 1
Term#: 1
Position: Member
Requirement: General Member

Appt. Date: 5/17/2022
Exp. Date: 5/17/2026

William Lanni
7012 Pine Breeze Lane
St. Augustine, FL 32086
Phone: # 904-814-7761

District#: 3
Term#: 2
Position: Member
Requirement: Building Industry

Appt. Date: 5/17/2022
Exp. Date: 5/17/2026

Thomas Walsh
1505 San Rafael Court
St. Augustine, FL 32080
Phone: # 773-851-1926

District#: 5
Term#: 1
Position: Member
Requirement: Building Industry

Appt. Date: 5/17/2022
Exp. Date: 5/17/2026

Adrienne Reed (RESIGNED)
236 Vale Drive
St. Augustine, FL 32095
Phone: # (615) 839-3154

District#: 5
Term#: 1
Position: Alternate
Requirement: General Member

Appt. Date: 4/16/2024
Exp. Date: 4/16/2028

Michael Saxe	District#: 5 Term#: 1 Position: Member Requirement: Building Industry	Appt. Date: 4/16/2024 Exp. Date: 4/16/2028
Keith Burney 2345 Deerwood Lane St. Augustine, FL 32084 Phone: # 904-829-2953	District#: 3 Term#: 5 Position: Chair Requirement: Building Industry	Appt. Date: 5/7/2024 Exp. Date: 5/7/2028
Alex C. Clay 5220 County Rd 13 S Elkton, FL 32033 Phone: # 904-334-2338	District#: 2 Term#: 2 Position: Member Requirement: Building Industry	Appt. Date: 5/7/2024 Exp. Date: 5/7/2028
Scott Lilley 2559 S. Ponte Vedra Blvd. Ponte Vedra Beach, FL 32082 Phone: # 904-829-6649	District#: 4 Term#: 2 Position: Member Requirement: Building Industry	Appt. Date: 5/7/2024 Exp. Date: 5/7/2028

July 22, 2026

Posted 8.16.23
Pull: 7.22/2026
(5) Vacancies

(http://www.sjcfl.us/) **St. Johns County**
Board of County Commissioners
Board And Committee Applications

Board And Committee Application

Board/Committee Name: Adjustment and Appeals Board

Purpose: The purpose of the Adjustment and Appeals Board is to hear requests for code interpretation and cases for unsafe building abatement codes. The Adjustment and Appeals Board primary responsibility is to hear and decide appeals of orders, decision or determinations made by the building official relative to the application and interpretation of the Building Code.

Qualifications: Seeking members with knowledge and/or experience in technical codes fields and those from the general public. Must be a registered voter in St. Johns County. Regular members as well as alternatives serve a term of two years. Members must file financial disclosure.

Meeting Schedule: The Board meets at 4:00 p.m. on the 3rd Monday of each month in Conference Room Silverleaf(Room 2007) of the St. Johns County Public Service Center, 4040 Lewis Speedway.

Roster Info: Florida Statute Chapter 553 establishes the Florida Building Code. The Adjustment & Appeals Board has been established under the guide of the Florida Building Code. The board is comprised of nine (9) members with knowledge and/or experience in technical codes fields. Two (2) of the nine members are alternates; one from the building industry and one from the general public. All terms are staggered so that a maximum of one-third of the board will be replaced in twelve (12) months time. Each member is required to file Financial Disclosure with the Florida Commission on Ethics.

Max Members 9

BCC Staff Support	Phone
Lori L. Troxel	904-209-0686
Howard White	904-827-6803

Term Length: 4

Current Vacancies:

Member	Vacancies	Accepted Through	View Qualifications
Building Industry	5	Open Until Filled	Click for detail

Future Vacancies: No Future Vacancies

St. Johns County Board of County Commissioners
Local: (904) 209-0300 | Toll Free 1-877-475-2468
Information: Sromero@sjcfl.us | Technical Assistance: dlopez@sjcfl.us

Under Florida law, email addresses are public records.
If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing

Shelby Romero

From: Adrienne Reed <adrienne@tnreeds.com>
Sent: Tuesday, June 23, 2026 10:16 PM
To: Kathleen Nichols; Shelby Romero
Cc: Emily Lunn
Subject: Re: Form 1 Financial Disclosures

I wish to resign from the CBAA board as of June 23, 2026.

On Jun 23, 2026 at 4:04 PM, Shelby Romero <sromero@sjcfl.us> wrote:

Good afternoon,

To resign, I will need and email from you stating that you wish to resign from the CBAA and the effective date.

Thank you!

Many Thanks,
Shelby Romero
Sr. Assistant to the Board of County Commissioners
St. Johns County Board of County Commissioners
500 San Sebastian View, St. Augustine FL 32084
904-209-0307 | www.sjcfl.us
Compassionate-Trustworthy-Innovative

From: Kathleen Nichols <knichols@sjcfl.us>
Sent: Monday, June 22, 2026 1:44 PM
To: Shelby Romero <sromero@sjcfl.us>
Cc: Emily Lunn <elunn@sjcfl.us>; adrienne@tnreeds.com
Subject: RE: Form 1 Financial Disclosures

Shelby, can you answer Adrienne's question about what she needs to do for resignation.

Thank you,

Kathleen Nichols
Records Management Supervisor
Senior Administrative Coordinator
Public Service Center ~ Building Department
St. Johns County Board of County Commissioners
4040 Lewis Speedway, St. Augustine FL 32084
904-827-6805 | www.sjcfl.us

"WARNING: St Johns County will never ask you to wire transfer money. For more information see: St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County"

From: adrienne@tnreeds.com <adrienne@tnreeds.com>
Sent: Monday, June 22, 2026 1:42 PM
To: Kathleen Nichols <knichols@sjcfl.us>
Cc: Shelby Romero <sromero@sjcfl.us>; Emily Lunn <elunn@sjcfl.us>
Subject: RE: Form 1 Financial Disclosures

Hi Kathleen, I did fill out the form; however, I would like to remove myself from the CBAA board. What is the process?

From: Kathleen Nichols <knichols@sjcfl.us>
Sent: Monday, June 22, 2026 1:27 PM
To: Kathleen Nichols <knichols@sjcfl.us>
Cc: Shelby Romero <sromero@sjcfl.us>; Emily Lunn <elunn@sjcfl.us>
Subject: FW: Form 1 Financial Disclosures
Importance: High

Good afternoon,

Please see email from Shelby below regarding the **Form 1 for Financial Disclosures**. Shelby has provided the link below. If you have any questions please reach out to Shelby by email or by calling 904-209-0307.

Thank you!

Kathleen Nichols
Records Management Supervisor
Senior Administrative Coordinator
Public Service Center ~ Building Department
St. Johns County Board of County Commissioners
4040 Lewis Speedway, St. Augustine FL 32084
904-827-6805 | www.sjcfl.us

"WARNING: St Johns County will never ask you to wire transfer money. For more information see: St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County"

From: Shelby Romero <sromero@sjcfl.us>
Sent: Thursday, June 18, 2026 3:37 PM
To: Kathleen Nichols <knichols@sjcfl.us>; Megan Wright <mwright@sjcfl.us>; Juliette Maronel <jmaronel@sjcfl.us>; Laura Lavelle <llavelle@sjcfl.us>; Monica Dominguez <fdominguez@sjcfl.us>; Christine Varley Valliere <cvvalliere@sjcfl.us>; Ryan Mauch <rmauch@sjcfl.us>; Jackie Williams <jwilliams@sjcfl.us>; Jennifer Gutt <jgutt@sjcfl.us>; Jacob Smith <jsmith@sjcfl.us>
Subject: Form 1 Financial Disclosures
Importance: High

Good afternoon,

It is that time of year again, please notify your members that they will need to file their form 1 for the year 2025.
All financial disclosures are due July 1st of each year for the preceding calendar year. There is a grace period is in effect until September 1st, after that date there are fines of $25 per day.

Please see the link below, of where they will need to login and how to file.
Login - Electronic Financial Disclosure Management System

If you would like to see who has filed so far, please see the link below.
Public Search - Electronic Financial Disclosure Management System

Thank you!

Many Thanks,
Shelby Romero
Sr. Assistant to the Board of County Commissioners
St. Johns County Board of County Commissioners
500 San Sebastian View, St. Augustine FL 32084
904-209-0307 | www.sjcfl.us
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St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Application

Board/Committee Name: Adjustment and Appeals Board

Submit Date: 7/13/2026 6:48:15 PM Expires: 7/13/2027 6:48:15 PM

First Name: todd

Last Name: marshall

Address: 2120 State Rd 13 N

City, State Zip: Saint Johns, FL 32259

Home Phone: (513) 509-5512

Cell Phone: (513) 509-5512

Work Phone: (904) 800-6379

Email: todd.marshall@myalldry.com

District: 1

Most Recent Occupation/Employer:

Greymarsh Ventures Corp dba All Dry Services of SE Jacksonville

Past Work Experience/Employers:

Florida Blue, UnitedHealth Group, Mercy Health, Kroger

Civic Clubs, Organizations:

NEFBA
NEFBA SJBC (board member)
ABC
IFMA
FRLA
Jax Chamber - Bronze Level Trustee

St. Johns Parcels Owned:

2120 State Road 13
~2 acres adjoining Alpine Grove Park
Value est $1.1-1.3M

Companies/Industries with Financial Interest:

Yes same as employer - I own this company along with my wife and we do business in the entire NEFL region including St Johns

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:** We are not doing business with SJC at this time, but i need to know if this board position will preclude us from doing that in the future

Do you Have and Employment or Contractual Relationship with the County:

No **Details:** Yes our business above does business in SJC and may have occasion to file building permit applications from time to time; we are licensed mold remediatior and general contractor
MRSR5085
CGC1540136

Voting Conflict:

No **Details:**

Number of Times Recused:

0 **Details:** n/a

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

MRSR5085
CGC1540136

References:

Name	Relationship	Phone
Jessie Spradley	Business Associate -	(904) 421-0291
Richard Riddle	Business Associate -	(904) 537-9568
Don Gullion	Business Associate -	(904) 460-8915

Additional Information:

See resume document provided for all credentials prior to opening All Dry Services in Feb 2022

Application

Board/Committee Name: Adjustment and Appeals Board

Submit Date: 10/10/2025 7:06:36 AM Expires: 10/10/2026 7:06:36 AM

First Name: Ashley

Last Name: Sumners

Address: 73 Bluebonnet Way

City, State Zip: Saint Augustine, FL 32092

Home Phone:

Cell Phone: (407) 962-8546

Work Phone:

Email: ashleylorrainec@gmail.com

District: 2

Most Recent Occupation/Employer:

Circle K Corporate—Real Estate Development Manager (Started in Feb. 2024). My main responsibilities are site selection and negotiating with Landlords, Sellers, and Developers. I provide excellent customer service to internal and external partners. I am highly involved in my projects, attending pre-app, variance, commission, and other meetings to get a project approved. I am involved with each project from negotiations till store opening.

Past Work Experience/Employers:

Concept Companies—Real Estate Director (5.5 years). My main responsibilities are site selection and negotiating with Landlords and Sellers. I was the main point of contact for various users, such as car washes, small/urgent care hospitals, and, most commonly known, Dollar General.

Civic Clubs, Organizations:

Former student - ULI Center for Leadership in Jacksonville, FL

St. Johns Parcels Owned:

Currently, we live on a 0.11-acre lot. We are currently building on a 0.24-acre lot.

Companies/Industries with Financial Interest:

None.

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:** None. Husband is active-duty Navy.

Do you Have and Employment or Contractual Relationship with the County:

Yes **Details:** At Circle K we have done various projects in Saint Johns County.

Voting Conflict:

Yes **Details:** Potentially, if it is a Circle K project or another gas user.

Number of Times Recused:

Details:

Subject of Active Civil or Criminal Investigation:

No **Details:** None that I know of.

Negative Publicity:

No **Details:**

Educational Background:

Education:
University of Louisiana at Lafayette
MBA, Global Management

University of North Florida
Bachelor of Business Administration - BBA, Transportation & Logistics
Minor in International Business

Florida State College at Jacksonville
Associate of Arts (A.A.), Business Administration and Management, General

Certifications:
Notary Public for the State of Florida
Issued Oct 2021 · Expires Oct 2025

UAG - Part 107 Remote Pilot
Federal Aviation Administration
Issued Jul 2021 · Expires Mar 2027
Skills: Drone Piloting

Real Estate Sales Associate
Florida Department of Business and Professional Regulation
Issued Nov 2020 · Expires Sep 2026

References:

Name	Relationship	Phone
Margie Petraglia	Former Colleague	(904) 678-7383
Seth Lane	Former Direct Report	(352) 363-0136
Rob Whitmire	Former Colleague	(404) 788-9435

Additional Information:

St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Application

Board/Committee Name: Adjustment and Appeals Board

Submit Date: 2/20/2026 6:24:17 PM Expires: 2/20/2027 6:24:17 PM

First Name: Shasta

Last Name: Ware

Address: 303 Ware Lane

City, State Zip: Hastings, FL 32145

Home Phone: (904) 587-9477

Cell Phone: (904) 587-9477

Work Phone:

Email: malaja96@aol.com

District: 2

Most Recent Occupation/Employer:
Nursing Educator/ St. Johns River State College

Past Work Experience/Employers:
Registered Nurse/ Flagler Hospital

Civic Clubs, Organizations:

St. Johns Parcels Owned:
Hastings Florida

Companies/Industries with Financial Interest:
n/a

Elected or Appointed Positions:

Do you do Business with the County:
No **Details:**

Do you Have and Employment or Contractual Relationship with the County:
No **Details:** 0

Voting Conflict:

No **Details:**

Number of Times Recused:

0 **Details:**

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

References:

Name	Relationship	Phone
Rose Chestnut	Friend	(904) 377-0398
Terrance Smith	Clergy	(904) 669-6856
Melissa Arrants	Colleague	(386) 546-3504

Additional Information:

Application

Board/Committee Name: Adjustment and Appeals Board

Submit Date: 10/13/2025 5:46:04 PM Expires: 10/13/2026 5:46:04 PM

First Name: Seth

Last Name: Wingate

Address: 139 Straw Pond Way

City, State Zip: St Augustine , FL 32092

Home Phone: (904) 838-4357

Cell Phone: (904) 838-4357

Work Phone:

Email: wingateseth@gmail.com

District: 2

Most Recent Occupation/Employer:

Bank of America

Past Work Experience/Employers:

Wells Fargo

Civic Clubs, Organizations:

St. Johns Parcels Owned:

139 Straw Pond Way

Companies/Industries with Financial Interest:

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:**

Voting Conflict:

No **Details:**

Number of Times Recused:

NA **Details:**

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Graduate Level
MPA from UNF in progress
Graduate Certificate in Non Profit Management
Bachelors Degree- UNF Political Science

References:

Name	Relationship	Phone
Paul Schneider	Friend	(815) 573-6629
Chris Oberley	Colleague	(850) 890-2447
Mark Kirwan	Colleague	(904) 501-5779

Additional Information:

Currently volunteer with many organizations across Northeast Florida. Enrolled in UNF's Master of Public Administration program and would be a value add.

St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Application

Board/Committee Name: Adjustment and Appeals Board

Submit Date: 7/21/2026 2:44:36 PM Expires: 7/21/2027 2:44:36 PM

First Name: William

Last Name: Lanni

** Similar Name matches a current member of Adjustment and Appeals Board, term expiring 9/19/2021 12:00:00 AM*

Address: 7012 Pine Breeze Lane

City, State Zip: St Augustine, FL 32086

Home Phone:

Cell Phone: (904) 814-7761

Work Phone:

Email: Bill@hightideroofing.com

District: 3

Most Recent Occupation/Employer:

High Tide Roofing & Waterproofing Inc
Lanni Construction Inc

Past Work Experience/Employers:

City of St Augustine

Civic Clubs, Organizations:

Board Member: St Johns County PAL
St John's County Re-Entry Center Volunteer Instructor

St. Johns Parcels Owned:

7012 Pine Breeze Lane 1.25 Acres 2250 sq ft home

Companies/Industries with Financial Interest:

None

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:** 0

Voting Conflict:

No **Details:**

Number of Times Recused:

0 **Details:**

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

State Certifications:
Certified General Contractor (2 Licenses)
Certified Roofing Contractor
Certified Mold Assessor
Certified Construction Consultant
Certified Home and Property Inspector
Certified Mold Remediator
Certified Lead Abatement Contractor
USCG Master Captain
Too many Certificates in Building Construction to list
High School Diploma
Colleges Attended:
UNF, St Johns State,

References:

Name	Relationship	Phone
Joy Lanni	Spouse	(904) 501-8072
Zelda Waldeck	Administrative Assis	(904) 537-6669
Rob Hardwick	Friend	(904) 626-0655

Additional Information:

I've served on this board for several years and wish to continue. Having owned and operated Lanni Construction Inc for 35 years in St Johns County, I feel it is honor to be involved while giving back to my Community.

Lanni Construction, Inc.

January 30, 2026

St Johns County Board of County Commissioners
500 San Sebastian View
St. Augustine, FL 32084

Letter of Interest – Adjustment and Appeals Board

Dear Members of the Board of County Commissioners,

I am writing to express my interest in being considered for an additional term on the St. Johns County Adjustment and Appeals Board.

It has been an honor to serve on the Board, and I have valued the opportunity to contribute to its work by applying County codes and regulations in a fair, thoughtful, and consistent manner. My experience on the Board has strengthened my understanding of the appeals process and the importance of balancing regulatory compliance with practical considerations for residents and businesses within St. Johns County.

I remain committed to serving the County with professionalism, integrity, and a focus on sound decision-making. If reappointed, I would continue to bring my experience, diligence, and respect for the Board's responsibilities to each matter before us.

Thank you for your consideration. I would be honored to continue serving the citizens of St. Johns County.

Respectfully;

Bill Lanni
President
Lanni Construction, Inc.
General Contractor: CGC-053500
Roofing Contractor: CCC-1331007
CI Certified Construction Consultant
Home & Property Inspector: HI3422
Mold Assessor: MRSA 1606
Lead Renovator: RV-R-73270-16-00622
Mold Remediator: MRSR 1746
USCG Licensed Master Captain 7307156

St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Application

Board/Committee Name: Adjustment and Appeals Board

Submit Date: 4/20/2026 2:51:01 PM Expires: 4/20/2027 2:51:01 PM

First Name: Robert

Last Name: Blood

Address: 1109 Villere Ct

City, State Zip: St Johns, FL 32259

Home Phone:

Cell Phone: (404) 904-3949

Work Phone:

Email: robert.blood@gmail.com

District: 5

Most Recent Occupation/Employer:

State Farm

Past Work Experience/Employers:

State Farm

Civic Clubs, Organizations:

Fruit Cove Baptist Church, Creeks Youth Lacrosse

St. Johns Parcels Owned:

Home

Companies/Industries with Financial Interest:

None

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:** 0

Voting Conflict:

No **Details:**

Number of Times Recused:

0 **Details:**

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

BBA / Risk Management, Insurance, and Financial Planning, Mississippi State University

References:

Name	Relationship	Phone

Additional Information:

Shelby Romero

From: Bobby Blood <robert.blood@gmail.com>
Sent: Monday, April 20, 2026 9:29 AM
To: Kathleen Nichols
Cc: Howard White; Shelby Romero
Subject: Re: FW: CBAA members

Yes, I would like to continue on the board.

I am having trouble getting into the online app - I think I have an account but the reset password link takes me to a help page but there's not a reset button. And creating a new account doesn't work - who can help with that?

See y'all this afternoon.

Robert

On Mon, Apr 20, 2026 at 08:44 Kathleen Nichols <knichols@sjcfl.us> wrote:

> Good morning,
>
> I hope you are all doing well! I believe that Howard White may have spoken to each of you regarding your terms with the CBAA. If you are interested in having your term renewed, please submit a letter of interest by email to Shelby. She needs to receive both an email of interest and the online application.
>
> You may apply online at Appointed Boards and Committees - St. Johns County
>
> Any questions, please feel free to reach out to Shelby @ 904-209-0307or myself @ 904-827-6805

Kathleen Nichols

Records Management Supervisor

Senior Administrative Coordinator

Building Department

St. Johns County Board of County Commissioners

4040 Lewis Speedway, St. Augustine FL 32084

904-827-6805 | www.sjcfl.us

"WARNING: St Johns County will never ask you to wire transfer money. For more information see: St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County"

Shelby Romero

From: Bobby Blood <robert.blood@gmail.com>
Sent: Monday, April 20, 2026 9:29 AM
To: Kathleen Nichols
Cc: Howard White; Shelby Romero
Subject: Re: FW: CBAA members

Yes, I would like to continue on the board.

I am having trouble getting into the online app - I think I have an account but the reset password link takes me to a help page but there's not a reset button. And creating a new account doesn't work - who can help with that?

See y'all this afternoon.

Robert

On Mon, Apr 20, 2026 at 08:44 Kathleen Nichols <knichols@sjcfl.us> wrote:

Good morning,

I hope you are all doing well! I believe that Howard White may have spoken to each of you regarding your terms with the CBAA. If you are interested in having your term renewed, please submit a letter of interest by email to Shelby. She needs to receive both an email of interest and the online application.

You may apply online at Appointed Boards and Committees - St. Johns County

Any questions, please feel free to reach out to Shelby @ 904-209-0307or myself @ 904-827-6805

Kathleen Nichols

Records Management Supervisor

Senior Administrative Coordinator

Building Department

St. Johns County Board of County Commissioners

4040 Lewis Speedway, St. Augustine FL 32084

904-827-6805 | www.sjcfl.us



"WARNING: St Johns County will never ask you to wire transfer money. For more information see: St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County"

From: Shelby Romero <sromero@sjcfl.us>
Sent: Monday, April 20, 2026 8:32 AM
To: Kathleen Nichols <knichols@sjcfl.us>
Subject: RE: CBAA members

I will need a new application as well.

Thank you!

Many Thanks,

Shelby Romero

Sr. Assistant to the Board of County Commissioners

St. Johns County Board of County Commissioners

500 San Sebastian View, St. Augustine FL 32084

904-209-0307 | www.sjcfl.us

Compassionate-Trustworthy-Innovative



From: Kathleen Nichols <knichols@sjcfl.us>
Sent: Monday, April 20, 2026 8:31 AM
To: Shelby Romero <sromero@sjcfl.us>
Subject: RE: CBAA members

Hi,

Does Bill Lanni need an new application or is letter of interest enough?

I will reach out to the others once I know what they need, letter of interest or new application?

Kathleen Nichols

Records Management Supervisor

Senior Administrative Coordinator

Building Department

St. Johns County Board of County Commissioners

4040 Lewis Speedway, St. Augustine FL 32084

904-827-6805 | www.sjcfl.us



"**WARNING: St Johns County will never ask you to wire transfer money.** For more information see: St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County"

From: Shelby Romero <sromero@sjcfl.us>
Sent: Friday, April 17, 2026 3:05 PM
To: Kathleen Nichols <knichols@sjcfl.us>
Subject: RE: CBAA members

Hi Kathleen,

I received a letter of interest from Mr. Lanni, but I have not received an application for him. I have not received letters or applications from Mr. Walsh or Mr. Blood.

Thank you!

Many Thanks,

Shelby Romero

Sr. Assistant to the Board of County Commissioners

St. Johns County Board of County Commissioners

500 San Sebastian View, St. Augustine FL 32084

904-209-0307 | www.sjcfl.us

Compassionate-Trustworthy-Innovative

From: Kathleen Nichols <knichols@sjcfl.us>
Sent: Friday, April 17, 2026 2:57 PM
To: Shelby Romero <sromero@sjcfl.us>
Subject: CBAA members

Hi Shelby,

HT recently spoke with three of the CBAA members that their terms were recently up for renewal. I believe it was Robert Blood, Bill Lanni and Thomas Walsh (all term ending 5/17/26). Do you know if any of them have contacted you to renew their membership.

Thank you!

Kathleen

Kathleen Nichols

Records Management Supervisor

Senior Administrative Coordinator

Building Department

St. Johns County Board of County Commissioners

4040 Lewis Speedway, St. Augustine FL 32084

904-827-6805 | www.sjcfl.us

"**WARNING: St Johns County will never ask you to wire transfer money.** For more information see: St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County"

Application

Board/Committee Name: Adjustment and Appeals Board

Submit Date: 1/17/2026 2:49:09 PM Expires: 1/17/2027 2:49:09 PM

First Name: Taly

Last Name: Brinzey

Address: 35 Gabacho Ct

City, State Zip: St Augustine, FL 32095

Home Phone: (904) 608-1344

Cell Phone: (980) 253-5661

Work Phone: (980) 253-5661

Email: taly@brinzeyoryan.com

District: 5

Most Recent Occupation/Employer:

CEO and Broker in Charge of the following Summit Properties International/Brinzey O'Ryan Business Brokers/Summit Properties International FL LLC

Past Work Experience/Employers:

Civic Clubs, Organizations:

St. Johns County Chamber of Commerce,

St. Johns Parcels Owned:

35 Gabacho Ct, St Augustine FL 32095 (0.4 acres)
3760 N Ponce de Leon Blvd, St Augustine FL 32084

Companies/Industries with Financial Interest:

Spiller O'Ryan LLC
Summit Properties International FL LLC
Brinzey O'Ryan Business Brokers LLC

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

Yes **Details:** Own my own business that is subject to County regulations for tax and zoning purposes

Voting Conflict:

No **Details:**

Number of Times Recused:

0 **Details:**

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Broker in Charge, FL, NC, SC
Certified Business Broker (in process)
Certified International Property Specialist (CIPS)
Bachelors in Business Administration

References:

Name	Relationship	Phone
David Permenter	Friend	(904) 808-5301
Elizabeth Scarborough	Friend	(913) 634-2839
Gregory Lord II	Friend	(904) 687-4747

Additional Information:

Application

Board/Committee Name: Adjustment and Appeals Board

Submit Date: 1/28/2026 10:52:14 AM Expires: 1/28/2027 10:52:14 AM

First Name: Leonard

Last Name: Moscatelli

Address: 190 Summerlin Ln

City, State Zip: Saint Augustine, FL 32095

Home Phone:

Cell Phone: (904) 299-5528

Work Phone:

Email: Doctor.Moscatelli@gmail.com

District: 5

Most Recent Occupation/Employer:

Past Work Experience/Employers:

Civic Clubs, Organizations:

St. Johns Parcels Owned:

Companies/Industries with Financial Interest:

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:** 0

Voting Conflict:

No **Details:**

Number of Times Recused:

Details:

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

References:

Name	Relationship	Phone

Additional Information:

BOARD OF COUNTY COMMISSIONERS
BOARD / COMMITTEE APPLICATION

7/20/26

DATE RECEIVED BY ST. JOHNS COUNTY

Thank you for expressing interest to be considered for appointment to committees, boards, commissions or advisory groups addressing land use appointed by the St. Johns County Board of County Commissioners. The County Commission appreciates your willingness to serve your fellow County residents in a volunteer capacity. Please complete this application to the best of your knowledge. (You may attach a resume and/or additional data. Please reference attachments in the appropriate section(s).

Name: Thomas Walsh District #: 5

Address: 1505 San Rafael Ct. St. Augustine, Florida 32080

City: St. Augustine State: Fl Zip: 32080

Phone #: 773 851-1926 E-mail Address: Wthompat@aol.com

How long have you been a legal resident of St. Johns County? 11 years

Most recent occupation/employer: None

I am x am not _____ a registered voter in St. Johns County, Florida.

List all active professional licenses and certifications: None

Educational background: Bachelor degree Western Illinois University

Past work experience: 26 year Sergeant of police, Chicago, to include assigned to trouble building inspection, Small business owner and

Please list **all** civic clubs, professional organizations, public interest groups and other not-for-profit organizations of which you are a member or in which you have been active in the last three years, particularly those in St. Johns County.

1. Member Elks of St Augustine
2. _____
3. _____
4. _____

Please list the location and size of all parcels of property in St. Johns County of which you have ownership:

Home 1505 San Rafael Ct. St.Augustine

Please indicate any companies/industries doing business in St. Johns County in which you have a financial interest (i.e., proprietary, partnership, stock holdings, etc.)

Owner of "Anastasia Bicycle Rental LLC. ". Small business

(Over)

Please indicate, by preference, all County committees, boards, or councils addressing land use in which you have an interest:

1. (CBAA
2. Tourists and Development
3. Planning and Zoning
4. Code Enforcement Board

List three (3) personal or professional references:

1. Mike Waters
2. Daniel Dugan
3. Patrick McNulty

You may use this space for a brief biographical sketch or to list other skills you possess that are relevant to the appointment you are seeking: (Please indicate in the space below if you are attaching your resume.)

"I respectfully request renewal of my appointment. I remain committed to serving the residents ~~In of St. Johns County and believe my experience in law enforcement, small business ownership, and community~~ and community service continues to provide a practical perspective for the board."

All information provided will become a matter of public record and will be open to public inspection. If you require special accommodations because of a disability to participate in the application/selection process, you must notify the Board of County Commissioners in advance to allow for reasonable accommodation. This application will be kept on file for one year, at which time you must notify the Board of County Commissioners of your intent to remain an active applicant and update your application accordingly or it will be removed from the active file.

I hereby authorize St. Johns County or its representatives to verify all information provided and I further authorize the release of any information by those in possession of such information which may be requested by the County. I certify that all information provided herein is true and accurate to the best of my knowledge. I understand that a volunteer position provides for no compensation except that as may be provided by Florida Statutes or other enabling legislation, and that if appointed, I shall serve at the pleasure of the Board of County Commissioners.

_____ July 20,2026

Signature Date

Please return completed application to:
St. Johns County Board of County Commissioners
500 San Sebastian View, St. Augustine, FL 32084
Phone: (904) 209-0300 Fax: (904) 209-0538

Thank you for your interest!

For Office Use Only:
Mailed expiration letter: _____
Confirmed interest to extend 6 months:
1. _____
2. _____
3. _____

Shelby Romero

From: THOMAS WALSH <wthompat@aol.com>
Sent: Tuesday, July 21, 2026 11:54 PM
To: Shelby Romero
Subject: Request to be Considered

Dear Shelby,

Please accept this email as a request to be considered for another two-year term on the Construction Board of Adjustments and Appeals.

Thank you,
Thomas Walsh

October 19, 2026

St. Johns County Board of County Commissioners
c/o Shelby Romero
500 San Sebastian View
St. Augustine, FL 32084

RE: Construction Board of Adjustments and Appeals Vacancies

Dear Commissioners:

The Construction Board of Adjustments and Appeals (CBAA) has received and reviewed nine applications for five vacant positions on the CBAA, including (a) the applications for three regular members of the CBAA, whose terms have expired, and (b) two vacant alternate positions. After discussion, the CBAA voted at its October 19, 2026, meeting to recommend the following:

(a) **Robert Blood** to be reappointed as a regular member of the CBAA for a term expiring on May 17, 2030;

(b) **William "Bill" Lanni** to be appointed as a regular member of the CBAA for a term expiring on May 17, 2030;

(c) **Thomas Walsh** to be appointed as a regular member of the CBAA for a term expiring May 17, 2030;

(d) **Todd Marshall** to be appointed as an alternate member of the CBAA for a term expiring on November 3, 2030.

(e) **Ashley Sumner** to be appointed as an alternate member of the CBAA, serving the remainder of the unexpired term following the resignation of Adrienne Reed, with a term expiring April 16, 2028.

Additionally, the CBAA recommends that William "Bill" Lanni serve a third (3) consecutive term because he fills a Building Industry position and has extensive experience. Mr. Lanni has also been an exemplary member for the last two terms.

Respectfully submitted,

Chairman Keith Burney
Construction Board of Adjustments and Appeals