



**CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS
PUBLIC SERVICE CENTER - SILVERLEAF CONFERENCE ROOM 2007
4040 LEWIS SPEEDWAY, ST. AUGUSTINE, FL 32084
MONDAY JULY 20, 2026
4:00 p.m.**

MINUTES

1) Meeting is called to Order at 3:59 p.m.

2) Roll Call:

Members present: Keith Burney, Chairman. Alex Clay, Vice Chairman, Bill Lanni, Robert Blood, Scott Lilley, Thomas Walsh

Board Members absent/excused: Michael Saxe, Mike McCabe, Board Attorney

Staff Members present: Roderick Potter, Lori Troxel, Henry Irving, Raquel Santiago, Code Enforcement. John Adams, Building Services Carly Meek, Staff Attorney, Emily Lunn, Clerk of the Board

Members of the Public: None.

3) Minutes from April 20, 2026, reviewed for approval (Section 2)

A motion was made by Bill Lanni, seconded by Robert Blood to accept the April 20, 2026, minutes as presented.

All in favor. Motion passed

4) Public information, exparte communications, and identification of persons present for cases on the agenda read by Keith Burney Chairman. (Section 1)

5) Staff Attorney Carly Meek swears in the representative testifying. Henry Irving, Code Enforcement Officer.

6) Old Business:

- a. Unsafe Building Abatement Case #26-02 (Irving)**
3551 Begonia St, St Augustine, FL 32084

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

On April 20, 2026, the Board determined that the property was in continued violation of Ordinance 2000-48. The Board ordered the property owner to correct the violations by removing the junk, trash, and debris from the property and allow time for County Staff to research the structure on the property. Exhibit A. (3 pages, and 2

photographs). The photographs were taken by myself and are a true and accurate representation of the violation when it was taken.

On April 24, 2026, a Notice of Hearing was sent via Sheriff's Office Process Service and was served on April 28, 2026. Exhibit B. (2 pages).

On June 24, 2026, Drew Thomas Holdings LLC. Purchased the property. When I talked to Mr. Sims on July 15, 2026, he stated that the previous owner presented him with a copy of the NOV & NOH. A copy of the Deed. Exhibit C. (2 pages).

A pre-hearing inspection performed on July 16, 2026, revealed that the owner has removed the hazardous structure along with the junk, trash, and debris from the property. Exhibit D. (1 Photograph). The photograph was taken by myself and is a true and accurate representation of the property when it was taken.

The County recommends that the Board find the property in compliance and dismisses the case from any further Board action at this time.

A motion was made by Bill Lanni seconded by Alex Clay to find the respondents in compliance and dismisses the case from any further Board action at this time.

All in favor. Motion passed

7) New Business. Review and Recommend Board Applicants for Commission Consideration.

A motion was made by Keith Burney and seconded by Alex Clay to recommend that the St. Johns County Board of County Commissioners extend the terms of the following members—William “Bill” Lanni, Robert Blood, and Thomas Walsh—for an additional two-year term on the SJC Construction Board of Adjustments and Appeals.

All in favor. Motion passed

A motion was made by Alex Clay and seconded by Robert Blood to recommend that the St. Johns County Board of County Commissioners appoint Shasta Ware and Ashley Sumners to fill the open seats on the SJC Construction Board of Adjustments and Appeals.

All in favor. Motion passed

8) **Adjournment:** A motion was made, and approved by Chairman Keith Burney to adjourn the meeting at 4:12 p.m.

Respectfully submitted,

Approved by,

**Kathleen Nichols
Clerk of Board**

**Keith Burney
Chairman**