

BUILDING CODES BOARD OF ADJUSTMENTS AND APPEALS

MMRB Liaison: Dr. Evelyn Cardenas, (319) 936-6416

MISSION

Handles appeals related to technical code interpretations, permit denials or revocations, joint building/fire official decisions, variance requests, and competency certificates; resolves code conflicts to ensure life safety; conducts contractor grievance hearings and may impose penalties; proposes amendments to building and related technical codes.

STATUS OF VACANCIES

There are four vacancies on this 11-member board in the electrical engineer or electrical contractor, mechanical engineer or mechanical contractor, structural engineer, and architect representative categories due to the removal of Michael A. Ferguson for non-attendance and term expiration Zachary T. Kasky.

THE MMRB RECOMMENDS:

Consideration of the appointment of Fulvio Romano to succeed Zachary T. Kasky in the architect representative category and James C. Dowdy in the electrical engineer or electrical contractor representative category with terms expiring December 31, 2027.

<u>APPLICANT</u>	<u>OCCUPATION</u>	<u>DISTRICT</u>
James C. Dowdy	Orangestar Inc./President	5
Fulvio Romano	Rabits & Romano Architecture/ Architect	3

SUMMARY OF QUALIFICATIONS:

James C. Dowdy: Mr. Dowdy is the president of Orangestar Inc., where he has been employed for 24 years. He holds a bachelor's degree in information technology and a master's degree in organizational leadership from Columbia Southern University. He is a member of Mensa and is a Certified Electrical Contractor. He previously served on the Board of Zoning Adjustment and he currently serves on the Agricultural Advisory Board.

Fulvio Romano: Mr. Romano is an architect with Rabits & Romano Architecture, where he has been employed for 14 years. He holds a master's degree in architecture from the University of South Florida.

CURRENT BOARD

	<u>ORIGINAL APPOINTMENT</u>	<u>TERM EXPIRES</u>	<u>DISTRICT</u>
<u>General Contractor</u> Francois Dionisi	11/15/22	12/31/26	1
<u>Residential Contractor</u> Tony Hartsgrove	08/07/18	12/31/26	2
<u>Plumbing Contractor</u> Patrick M. Lynch	11/19/24	12/31/26	3
<u>Electrical Engineer/Contractor</u> Vacant			
<u>Roofing Contractor</u> Matthew J. Angiulli	05/06/25	12/31/26	5
<u>Architect</u> Zachary T. Kasky	11/10/20	12/31/25	4
<u>Mechanical Engineer/Contractor</u> Vacant			
<u>Structural Engineer</u> Michael A. Ferguson [REMOVED]	04/13/21	12/31/25	5
<u>Consumer Representative (3)</u> Kimberly M. Rosier Jean-Louis	04/11/23	12/31/26	4
David E. Washington	02/08/22	12/31/27	5
Alejandra E. Gallagher	03/12/19	12/31/26	1

Advisory Board Application for Appointment

Date: 6/1/2026

Application Number: 98963

Application Expires: 6/1/2028

Name: Mr. James Chris Dowdy

Business Address:

Not Listed

Home Address:

112 Story Partin Road
Orlando, FL 32833

Mail Address:

112 Story Partin Road
Orlando, FL 32833

Email Address: jchrisdowdy@gmail.com

Home Telephone Number:

(407) 467-2346

Work Telephone Number:

Not Listed

Employer: Orangestar Inc

Job Title: President

Years Employed: 24

Education:

School: Columbia Southern University

Degree: MS Organizational Leadership

School: Columbia Southern University

Degree: BS Information Technology

Boards of Interest:

Building Codes Board of Adjustments and Appeals

Code Enforcement Board

Board of Zoning Adjustment

Licenses and Certificates: FL Certified Building Contractor

Issue Date: 10/1/2006

Issuing Authority: FL DBPR

Disciplinary Action: Not Listed

From: Not Listed

To: Not Listed

Licenses and Certificates: FL Certified Electrical Contractor

Issue Date: 10/1/2023

Issuing Authority: FL DBPR

Disciplinary Action: Not Listed

From: Not Listed

To: Not Listed

Personal History: Florida Contractor for 20+ years, complete understanding of building methods and codes

Prior Relationship with County: No

Explain Prior Relationship: Not Listed

Reference: Nathan Winchester
Phone Number: (407) 446-4834
Capacity/ Relationship: Friend

Reference: Rob Smith
Phone Number: (630) 659-5286
Capacity/ Relationship: Friend

Reference: Shawn Fergusson
Phone Number: (801) 888-7914
Capacity/ Relationship: Friend/Client
Professional Organizations: Mensa
From: Not Listed
To: Present

Orange County Resident: Yes
Registered Voter: Yes
Previously Served On: BZA 2024; AGAB 2023
Year Previously Served: 2023
Gender: Male
Are you of Hispanic origin? Not Hispanic

Resident Since: 1974
District: Orange County District 5

Disabled: No
Race: Caucasian

Advisory Board Application for Appointment

Date: 5/14/2026

Application Number: 98742

Application Expires: 5/14/2028

Name: Mr. Fulvio Romano

Business Address:

5205 S. Orange Avenue
Suite 200
Orlando, FL 32809

Home Address:

2718 S. Crystal Lake Drive
Orlando, FL 32806

Mail Address:

2718 S. Crystal Lake Drive
Orlando, FL 32806

Email Address: fulvio@rabitsromano.com

Home Telephone Number:

(407) 433-3467

Work Telephone Number:

(407) 490-0350

Employer: Rabits & Romano Architecture

Job Title: Architect

Years Employed: 14

Education:

School: University of South Florida

Degree: Master in Architecture

Boards of Interest:

Building Codes Board of Adjustments and Appeals
Development Advisory Board
International Drive CRA Advisory Committee

Licenses and Certificates: Architecture

Issue Date: 11/16/2018

Issuing Authority: Board of Architecture and Interior Design

Disciplinary Action: Not Listed

From: Not Listed

To: Not Listed

Personal History: I previously served as a member of the City of Orlando Appearance Review Board for four years, including one year as Chair, after being appointed by Mayor Buddy Dyer in 2015. I completed my maximum term of four years in 2019. During my tenure, I participated in the review of a wide range of development projects, working collaboratively to promote high-quality urban design, architectural excellence, and responsible growth within the City of Orlando. I am a licensed Florida architect, developer, and NCARB-certified professional with more than 15 years of experience in architectural design, planning, construction management, and real estate development. As a partner at Rabits & Romano Architecture, Planning and Design, I have been involved in hundreds of commercial projects throughout Orange County and Florida. My professional experience spans a broad range of project types, including assisted living facilities, educational campuses, healthcare buildings, industrial developments, multifamily communities, hospitality, and retail projects. In addition, I have extensive experience navigating zoning, permitting, land development regulations, and coordination with both public agencies and private stakeholders. Having worked on numerous projects along International Drive and throughout Orange County, I believe I can provide valuable insight to the Board from both the architectural and development perspectives. I understand the importance of balancing thoughtful design, economic development, infrastructure considerations, and community interests. My experience allows me to appreciate not only the goals of municipalities and residents, but also the practical challenges faced by property owners, investors, and developers when bringing projects to fruition. I would welcome the opportunity to contribute my professional background, collaborative approach, and development experience in support of Orange County's continued growth and long-term planning objectives.

Prior Relationship with County: No

Explain Prior Relationship: Not Listed

Reference: Doug Metzger

Phone Number: (407) 246-3414

Capacity/ Relationship: ARB Coordinator

Reference: Alejandro Pezzini

Phone Number: (407) 600-4444

Capacity/ Relationship: CEO AMP Group

Reference: Tereza Raquel Vieira da Costa

Phone Number: (305) 690-2894

Capacity/ Relationship: CRO Banco do Brasil Americas

Professional Organizations: Appearance Review Board - City of Orlando

From: 2015

To: 2019

Professional Organizations: Rabits & Romano Architecture

From: 2012

To: 2026

Orange County Resident: Yes

Resident Since: 2014

Registered Voter: Yes

District: Orange County District 3

Previously Served On: Unlisted

Year Previously Served: Unlisted

Gender: Male

Disabled: No

Are you of Hispanic origin? Hispanic

Race: Caucasian

Current Applicants for the Building Codes Board of Adjustments and Appeals as of 6/5/2026

Name	District/County	Application Date
Aguirre, Diana	Orange County District 2	2/12/2025
Cantilli, Octavian	Orange County District 3	11/21/2025
Dowdy, James	Orange County District 5	6/1/2026
Kleinsteuber, Eric	Orange County District 3	11/10/2025
Lorenzo, Lester	Orange County District 4	12/2/2024
Mixon, Timothy L.	Orange County District 6	5/13/2025
Romano, Fulvio	Orange County District 3	5/14/2026