



A NEW DAY.  
**CITY OF JACKSONVILLE, FLORIDA**  
*Donna Deegan, Mayor*

**BUILDING CODES  
ADJUSTMENT BOARD**

Board Members

Ryan Fryman, PE  
*Chair*

Deidra Dix-Wynn, EI, AM ASCE  
*Vice-Chair*

Aldo Minozzi, AIA  
*Secretary*

Chandler Cole, EI  
Steve Kowkabany, PE  
Robert Mixson, PE, SI  
Daniel Ord, MED  
Omar Rodriguez, PE  
Larry Swink

Jeremeka Adams/LaTaysha Lee  
*Board Clerk*

**Meeting Location:**

Ed Ball Bldg.  
214 N. Hogan St.  
First Floor, Hrg. Rm. 1002  
Jacksonville, FL 32202

**BUILDING CODES ADJUSTMENT BOARD**  
**August 11th, 2025, at 4:00 p.m.**

**AGENDA**

**I. PRELIMINARY MATTERS**

- A. Call to Order .....Ryan Fryman, Chair
- B. Roll Call .....Jeremeka Adams, Clerk
- C. Welcome and Agenda Review.....Ryan Fryman, Chair

**II. BOARD BUSINESS**

- A. Approval of Minutes .....Ryan Fryman, Chair
- B. Unfinished Business\* .....Ryan Fryman, Chair

1. **A-25-2- (PICS# 2025-9686488)- Daniel Tuchmann -Owner**

Appeal sought from the provision of the Property Safety & Maintenance Code at the property **Address: 3671 Coronado Rd.**

2. **V-25-14- Jacksonville Butler Propco, LLC -Owner**

Variance sought from the provision of the Fire Code at the property:  
**Address: 4875 Belfort Rd.**

3. **V-25-15- JPPE Development -Owner**

Variance sought from the provision of the Fire/Building Code at the property:  
**Address: 101 W. 1st St.**

4. **V-25-16- GuideWell -Owner**

Variance sought from the provision of the Fire Code at the property:  
**Address: 800 Forest St.**

5. **V-25-17- GuideWell -Owner**

Variance sought from the provision of the Fire Code at the property:  
**Address: 532 Riverside Ave.**

6. **V-25-18- Preferred Materials, Inc -Owner**

Variance sought from the provision of the Fire Code at the property:  
**Address: 10417 Alta Dr.**

7. **A-25-3- (PICS# 2025-9693854)- Michael S. Odonnell -Owner**

Appeal sought from the provision of the Property Safety & Maintenance Code at the property **Address: 2151 College St.**

8. **V-25-19- Bradford Allen San Marco, LLC -Owner**

Variance sought from the provision of the Fire Code at the property:  
**Address: 701 San Marco Blvd.**

- C. New Business\* .....Ryan Fryman, Chair

- 1. Attendance for September's meeting.

**III. PUBLIC COMMENTS (N/A FOR QUASI-JUDICIAL ONLY MEETINGS).....Ryan Fryman, Chair**

- A. Time Limit (3 minutes, or designated time based on number of speakers.)

**IV. ADJOURN .....Ryan Fryman, Chair**

**NEXT MEETING: September 8th, 2025**

ACCOMMODATION INFORMATION:

Under the Americans with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days for notification to process; last-minute requests will be accepted but may not be possible to fulfill. Please contact Disabled Services Division at:

V (904) 255-5472,  
TTY (904) 255-5475,

or email your request to [karat@coj.net](mailto:karat@coj.net).

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\* In accordance with section 286.105, Ordinance Code, parties that intend to or may need to appeal a decision of the board, may be required to submit a record of the proceedings for the appeal. To ensure that a verbatim record of the proceedings is made, the appealing party should make arrangements for the transcript to be created at the hearing.