

Broward County Board of Rules and Appeals Meeting Agenda

March 12, 2026 | Time: 7:00 PM

Zoom Meeting Information:

<https://broward-org.zoomgov.com/j/1615556306>

Meeting ID: 161 555 6306

I. CALL MEETING TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES – February 12, 2026, Board Meeting

V. PUBLIC COMMENT (Except public hearing items on this agenda)
Public comments are limited to 3 minutes.

VI. CONSENT AGENDA

1. Certifications – Staff Recommended

BROWARD SHERIFF’S OFFICE FIRE RESCUE

Gutman, Nicolas, Fire Inspector

TOWN OF DEERFIELD BEACH

Szabo, Marius, Chief Mechanical Inspector

CITY OF HOLLYWOOD

Camera, Michael, Fire Plans Examiner

CITY OF LIGHTHOUSE POINT

Garito, Nicholas, Fire Inspector

CITY OF MIRAMAR

Agostinone, Valentia, Fire Inspector

Gonzalez, Lucas, Fire Inspector

Nataine, Cindy, Assistant Fire Marshall

Rivera, Ricky, Fire Inspector

Gunn, Thomas, Electrical Inspector (120-Day Temporary)

COUNTYWIDE

De Los Santos, Jose, Electrical Plans Examiner

Lozano, Frank, Plumbing Plans Examiner

Oms, Jr., Chester, Structural Inspector

Oms, Jr., Chester, Structural Plans Examiner

Paz, Jose, Structural Inspector

Nathan, Stanley, Michael, Structural Inspector

VII. REGULAR AGENDA

1. Second Reading of the Proposed Revision to the Broward County Amendments to the FBC, Chapter 1, Section 104.3.1 Interim Chief Inspector to Allow the BORA Administrative Director to Grant a One-Time 90-Day Extension to the Interim Chief Inspector Appointment

- a. Staff Report – Dr. Ana C. Barbosa
- b. Board Questions
- c. Public Hearing
- d. Board Action

2. **Proposed Revision to Administrative Policy #09-01, Voluntary Guidelines for Fee Calculations Related to Building Permits**
 - a. Staff Report – Dr. Ana C. Barbosa
 - b. Board Questions
 - c. Board Action
3. **Director’s Report**
4. **Attorney’s Report**
5. **Committee Reports**
6. **General Board Member Discussion**
7. **Adjournment**

If a person desires to appeal any decision with respect to any matter considered at this meeting, such person will need a record of the proceedings and, for this reason, such person may need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based (FS Sec. 286.0105).

Board Members: If you are unable to attend the meeting, please contact Dr. Barbosa at 954-931-2393 between 6:00 PM and 7:00 PM.

February 12, 2026
Board Meeting Minutes

Broward County Board of Rules and Appeals Meeting Minutes, February 12, 2026

Zoom Meeting Information:

[https://broward-org.zoomgov.com/s/1605886088](https://broward-org.zoomgov.com/join/1605886088)

Meeting ID: 160 588 6088

I. CALL MEETING TO ORDER

Chairman Deveaugh called to order a published virtual meeting of the Broward County Board of Rules and Appeals at 7:00 PM.

II. ROLL CALL

Peter Deveaugh, Chairman	Sergio Pellecer
Edward Badiu	Michael Rada
Stephen Bailey	Scott Taggart
Gregg D'Attilio	Robert Taylor
Jeff Falkanger	Derek Wassink
R. Art Kamm	Lynn Wolfson

III. APPROVAL OF AGENDA

Mr. Bailey made a motion to approve the agenda, and Ms. Wolfson seconded the motion. The motion passed by unanimous vote.

IV. APPROVAL OF MINUTES – January 8, 2026, Board Meeting

Mr. Kamm made a motion, and Mr. Taylor seconded the motion, to approve the January 8, 2026, minutes as submitted. The motion passed by unanimous vote.

V. PUBLIC COMMENT (Except public hearing items on this agenda) - none

Public comments are limited to 3 minutes.

VI. CONSENT AGENDA

1. Certifications – Staff Recommended

TOWN OF DEERFIELD BEACH

Westenhiser, Matthew, Electrical Inspector (120-Day Temporary)

CITY OF HOLLYWOOD

Leveille, Jacques, Structural Inspector (120-Day Temporary)

Oliver, Sheila, Assistant Building Official

CITY OF LAUDERHILL

Cappola III, George E., Chief Electrical Inspector

CITY OF LAUDERDALE LAKES

Thoner, Jr., Robert, Chief Electrical Inspector

CITY OF MIRAMAR

Destajo, Jake, Fire Inspector

CITY OF POMPANO BEACH

Carlson, Jonathan, Structural Inspector – Limited (120-Day Temporary)

VILLAGE OF SEA RANCH LAKES

Hans, Stephen, Chief Structural Inspector

TOWN OF SOUTHWEST RANCHES

Bennett, Jeremie, Building Official

CITY OF TAMARAC

Deveaugh, Peter, Chief Electrical Inspector

CITY OF WILTON MANORS

Thoner, Jr., Robert, Chief Electrical Inspector

COUNTYWIDE

Castro, Carlos, Plumbing Inspector

Cata, Teresa, Mechanical Inspector

Cata, Teresa, Mechanical Plans Examiner

Kohn, Jordan, Electrical Inspector

Kohn, Jordan, Mechanical Inspector

Kohn, Jordan, Plumbing Inspector

Perera-Santos, Mariley, Structural Inspector

Perera-Santos, Mariley, Structural Plans Examiner

Santiago, Rollin, Structural Inspector

Santiago, Rollin, Structural Plans Examiner

Vayalinkal, Sebastian, Structural Plans Examiner

Mr. Kamm made a motion, and Dr. Badiu seconded the motion to approve the certifications as recommended by staff. The motion passed by unanimous vote.

VII. REGULAR AGENDA

1. **First Reading of the Proposed Revision to the Broward County Amendments to the FBC, Chapter 1, Section 104.3.1 Interim Chief Inspector to Allow the BORA Administrative Director to Grant a One-Time 90-Day Extension to the Interim Chief Inspector Appointment**

a. Staff Report

Mr. Rolando Soto, Chief Mechanical Code Compliance Officer, reviewed the request before the Board as outlined in the agenda memorandum. There is a difference in the language for a building official and a chief. It is a housekeeping issue. The language provides that the staff may grant a period of time for an individual to serve as an interim chief, and the Administrative Director may grant a one-time 90-day extension. If even more time is needed, another extension would be necessary from the Board.

b. Board Questions – none

c. Board Action

Mr. Falkanger made a motion, and Mr. D’Attile seconded the motion to approve the item on first reading as presented. The motion passed by unanimous vote.

2. **Second Reading of the Proposed Revision to the Florida Building Code, Broward County Administrative Amendments, 8th (2023) Edition, Chapter 1, Sections 104.1.1, Appointment of a Building Official, 104.2.1, Appointment of an Assistant Building Official, and 104.3, Appointment of the Chief Electrical, Mechanical, Plumbing, and Structural Inspector, Relating to Obtaining Written Authorization from City Managers to Serve More than Two (2) Jurisdictions Prior to Applying for Board Consideration**

a. Staff Report – Dr. Ana C. Barbosa

Dr. Ana Barbosa, Administrative Director, introduced the item. The amendment would clarify that, before a request is presented to the Board, the matter must be submitted to the city manager for approval, which is essentially the current practice.

b. Board Questions – none

c. Public Hearing

Chairman Deveaugh opened the floor for a public hearing, but no one wished to speak.

d. Board Action

Mr. Taggart made a motion to approve the code amendment on second reading as recommended, and Mr. Taylor seconded the motion. The motion passed by unanimous vote.

3. **Second Reading of the Proposed Addition to the Florida Building Code, Broward County Administrative Amendments, 8th (2023) Edition, Chapter 1, Section 111, Certificates of Occupancy and Completion; Subsection 111.2, Line Item 13, and 111.5, Related to Permits Issued Under the Provisions of Florida Statute 553.791**

a. Staff Report – Dr. Ana C. Barbosa

Dr. Ana Barbosa, Administrative Director, introduced the item and highlighted the change. If the item passes, it will be effective in thirty days.

b. Board Questions - none

In response to Mr. D'Attile, Dr. Barbosa explained that the statute has changed. Contractors may use building departments or private providers; however, the building official is still responsible for either.

In response to Mr. Bailey, Dr. Barbosa explained that this provides a uniform way to indicate that a private provider would be used.

In response to Mr. D'Attile, Dr. Barbosa indicated that virtual inspections would be permitted, subject to prior approval from the building official.

c. Public Hearing

Chairman Deveaugh opened the floor for a public hearing, but there was no one wishing to speak.

d. Board Action

Mr. D'Attile made a motion to approve the revision on first reading as recommended, and Ms. Wolfson seconded the motion. The motion passed by unanimous vote.

4. **Second Reading of the Proposed Revision to the Broward County Uniform Building Permit Application, related to the Owner's Authorization for a Contractor to use a Private Provider for Building Code Inspections and Plan Review Service, Under the Provisions of Florida Statute 553.791(2)(a)**

a. Staff Report – Dr. Ana C. Barbosa

Dr. Ana Barbosa, Administrative Director, introduced the item and highlighted the change.

b. Board Questions - none

c. Public Hearing

Chairman Deveaugh opened the floor for a public hearing, but there was no one wishing to speak.

d. Board Action

Mr. Bailey made a motion to approve the revision on second reading as recommended, and Dr. Badiu seconded the motion. The motion passed by unanimous vote.

5. **Director's Report**

Dr. Barbosa announced a format change in which staff are meeting with cities grouped into four geographic quadrants. The objective is to improve communications and to discuss uniform practices.

6. **Attorney's Report**

Mr. Charles Kramer indicated that he is monitoring three lawsuits brought by an individual and anticipates prevailing in all three.

7. **Committee Reports** - none

8. **General Board Member Discussion**

Some discussion ensued concerning the electronic processing of building permits throughout the county. Dr. Barbosa noted that submission is permissible by email. Dr. Badiu commented that email might be possible for a small project but would be challenging for larger ones. Chairman Deveaugh commented that the issue is primarily funding. A drop box can be used.

9. **Adjournment**

The meeting adjourned at 7:25 PM.

Consent Agenda: Item 1

BROWARD SHERIFF'S OFFICE FIRE RESCUE

Gutman, Nicolas, Fire Inspector

TOWN OF DEERFIELD BEACH

Szabo, Marius, Chief Mechanical Inspector

CITY OF HOLLYWOOD

Camera, Michael, Fire Plans Examiner

CITY OF LIGHTHOUSE POINT

Garito, Nicholas, Fire Inspector

CITY OF MIRAMAR

Agostinone, Valentia, Fire Inspector

Gonzalez, Lucas, Fire Inspector

Nataine, Cindy, Assistant Fire Marshall

Rivera, Ricky, Fire Inspector

Gunn, Thomas, Electrical Inspector (120-Day Temporary)

COUNTYWIDE

De Los Santos, Jose, Electrical Plans Examiner

Lozano, Frank, Plumbing Plans Examiner

Oms, Jr., Chester, Structural Inspector

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Paz, Jose, Structural Inspector

Nathan, Stanley, Michael, Structural Inspector

Regular Agenda: Item 1



Broward County Board of Rules and Appeals

1 N. University Drive Suite 3500B, Plantation, FL 33324

broward.org/CodeAppeals | 954-765-4500 | rulesboard@broward.org

TO: Members of the Broward County Board of Rules and Appeals

FROM: Administrative Director

DATE: March 12, 2026

RE: Second Reading of the Proposed Revision to the Broward County Amendments to the FBC, Chapter 1, Section 104.3.1 Interim Chief Inspector to Allow the BORA Administrative Director to Grant a One-Time 90-Day Extension to the Interim Chief Inspector Appointment

On February 12, 2026, the Board of Rules and Appeals approved the first reading of the Proposed Revision to the Broward County Amendments to the FBC, Chapter 1, Section 104.3.1 Interim Chief Inspector to Allow the BORA Administrative Director to Grant a One-Time 90-Day Extension to the Interim Chief Inspector Appointment. The proposal is now presented for a second reading and public hearing.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be "A. Barbosa", written over a white background.

Dr. Ana C. Barbosa



Broward County Board of Rules and Appeals

1 N. University Drive Suite 3500B, Plantation, FL 33324

broward.org/CodeAppeals | 954-765-4500 | rulesboard@broward.org

TO: Members of the Broward County Board of Rules and Appeals

FROM: Chief Mechanical Code Compliance Officer

DATE: February 12, 2026

RE: First Reading of the Proposed Revision to the Broward County Amendments to the FBC, Chapter 1, Section 104.3.1 Interim Chief Inspector to Allow the BORA Administrative Director to Grant a One-Time 90-Day Extension to the Interim Chief Inspector Appointment

Recommendation

It is recommended that the Board of Rules and Appeals approve, by vote, the proposed revision to the Broward County Amendments to the FBC, Chapter 1, Section 104.3.1 Interim Chief Inspector.

Reasons

The proposed revision will provide consistency between the code language for the Interim Chief and the Interim Building Official. The proposed additional language allows BORA's Administrative Director, upon the written request of the Building Official and for demonstrated cause, to grant a one-time ninety (90) calendar-day extension of the Interim Chief appointment period.

Attachment

1. Draft of the revised Broward County Amendments to the FBC, Chapter 1, Section 104.3.1 Interim Chief Inspector.
2. Current Broward County Amendments to the FBC, Chapter 1, Section 104.1.1.1 Appointment of an Interim Building Official.

Respectfully Submitted,

A handwritten signature in black ink that reads "R Soto".

Rolando Soto

Draft of Proposed Code Change

104.3.1 Interim Chief Inspector. If a Chief Inspector's employment is terminated or is otherwise unavailable, an interim Chief Inspector may be appointed for up to ninety (90) days while the Chief Inspector is being replaced with a permanent appointee. An approved application for a Chief Inspector must be submitted to BORA before the ninety (90) days expire. At the written request of the Building Official, for demonstrated cause, a one-time ninety (90) calendar day extension may be granted by BORA's Administrative Director. Any additional extensions beyond this point must be requested in writing to BORA's Administrative Director a minimum of forty-five (45) calendar days prior to the second-period expiration date. This request must be reviewed and approved by the Board of Rules and Appeals at its next regularly scheduled meeting. The interim Chief Inspector shall be qualified as a Chief Inspector as specified in Section 104.5, 104.6, 104.7, or 104.8 of this Code. BORA shall be notified in writing by the Building Official of the name and starting date of the interim Chief Inspector. BORA will record the name of the interim Chief Inspector, but they will not be issued a certification card as the Chief Inspector.

For reference only, no changes are proposed.

104.1.1.1 Appointment of an Interim Building Official.

- a. If the Building Official is not available to perform their duties, each appointing authority shall appoint an Interim Building Official provided such person is qualified as set forth in Section 104.1.3 of this Code, BORA shall be timely notified in writing by the Building Official or appointing authority of the starting date and period that the interim Building Official or assistant Building Official will assume the Building Official's duties. BORA shall record the name of the interim Building Official, but they will not be issued a certification card as a Building Official. An Interim Building Official's appointment will be limited to ninety (90) calendar days. At the written request of the Chief Executive Officer (city manager, acting city manager, or mayor) for demonstrated cause, a one-time ninety (90) calendar days extension may be granted by BORA's Administrative Director. Any additional extensions beyond this point must be requested in writing to BORA's Administrative Director a minimum of forty-five (45) calendar days prior to the second-period expiration date. This request must be reviewed and approved by the Board of Rules and Appeals at its next regularly scheduled meeting.

Item 2



Broward County Board of Rules and Appeals

1 N. University Drive Suite 3500B, Plantation, FL 33324

broward.org/CodeAppeals | 954-765-4500 | rulesboard@broward.org

TO: Members of the Broward County Board of Rules and Appeals

FROM: Chief Structural Code Compliance Officer

DATE: March 12, 2026

RE: Proposed Revision to Administrative Policy #09-01, Voluntary Guidelines for Fee Calculations Related to Building Permits

Recommendation

It is recommended that the Board of Rules and Appeals approve, by vote, the proposed revision to Administrative Policy #09-01, Voluntary Guidelines for Fee Calculations Related to Building Permits, to reflect 2026 costs.

Reasons

The voluntary guidelines are meant to give Building Officials a tool they can choose to use as a quick reference to ensure that the permit fees for construction costs are reasonable and fair.

Additional Information

Revised Administrative Policy #09-01 is attached. ~~Stricken through~~ text is language deleted. Underscored text is new or revised language.

Respectfully Submitted,

A handwritten signature in black ink that reads "John Morell".

John Morell

From: Dr. Ana Barbosa
Administrative Director

Subject: Voluntary Guidelines for Fee Calculations in Relationship to Building Permits

BACKGROUND

The voluntary guidelines listed below are meant to give building officials a tool that can be voluntarily chosen to be used as a quick reference to ensure that the permit fees for construction costs are based upon a reasonable and fair construction value, or that the declared value is out of line and additional documentation is to be required by the building department.

GUIDELINES

The voluntary guidelines are based upon a staff review of *R.S. Means* using their average cost of construction and materials commonly used in South Florida and are as follows:

Broward County Board of Rules and Appeals		
Voluntary Cost of Construction Guidelines		
TYPE OF BUILDING	NUMBER OF STORIES	COST PER SQUARE FOOT
Single Family	1	\$130.00 <u>\$ 228.00</u>
Low Rise, Multi-Family	1-3	\$151.00 <u>\$ 314.00</u>
Mid Rise, Multi-Family	4-7	\$170.00 <u>\$ 444.00</u>
High Rise, Multi-Family	8 or more	\$189.00 <u>\$492.00</u>
Commercial /Industrial Office	1	\$165.00 <u>\$454.00</u>
Commercial /Industrial Retail	1	\$117.00 <u>\$ 318.00</u>
Commercial /Industrial Warehouse	1	\$100.00 <u>\$ 315.00</u>

NOTE: Actual cost of construction should be verified utilizing RS Means, Contracts, or other documentation. ~~Required~~
~~Approved by the Building Official.~~