

Broward County Board of Rules and Appeals Meeting Minutes, November 13, 2025

Zoom Meeting Information:

<https://broward-org.zoomgov.com/j/1601354078>

Meeting ID: 160 135 4078

I. CALL MEETING TO ORDER

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

II. ROLL CALL

R. Art Kamm, Chairman	Stephen E. Bailey, Vice Chairman
Peter Deveaugh	Jeff Falkanger
Sergio Pellecer	Anthony Salgado
Scott Taggart	Robert Taylor
David Tringo	Dennis Ulmer
Lynn Wolfson	

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES – October 9, 2025, Board Meeting

Mr. Tringo made a motion, and Mr. Falkanger seconded the motion, to approve the October 9, 2025, 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

BROWARD SHERIFF'S OFFICE FIRE RESCUE

Marese, Nicholas, Fire Inspector

CITY OF CORAL SPRINGS

Francois, Williamson, Electrical Inspector (120-Day Temporary)

TOWN OF DANIA BEACH

Tedim, Jose, Chief Mechanical Inspector

CITY OF FORT LAUDERDALE

Gonzalez, Kenneth, Fire Inspector

Lugo, Jimmy, Structural Inspector (120-Day Temporary)

CITY OF HALLANDALE BEACH

Acosta, Osmer, Structural Inspector (120-Day Temporary)

CITY OF HOLLYWOOD

Hofle, Marcy, Assistant Fire Marshal

CITY OF LAUDERHILL

Marchese, Jacob, Fire Plans Examiner

CITY OF MIRAMAR

Barcnas, Misael, Electrical Plans Examiner (Provisional)

Decastro, Joseph, Fire Inspector

Llorens, Jorge, Fire Inspector

CITY OF PLANTATION

Caicedo, Gregory, Fire Inspector

Gaskell, David, Assistant Fire Marshal

Hurlbut, Carmen B., Building Official

CITY OF SUNRISE

Vassil, Alexandra, Fire Inspector

COUNTYWIDE

Campbell, Joseph, Structural Plans Examiner

Corley, Thomas P., Structural Plans Examiner

Hendricks, Matthew, Structural Plans Examiner

Oscheneek, Valeria G., Structural Inspector

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Perez, Andre F., Structural Inspector

Sloane, Quinton Trice, Plumbing Plans Examiner

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

VII. REGULAR AGENDA**1. Approval of Plantation Corporate Center Lease Agreement****a. Staff Report**

Dr. Ana Barbosa, Administrative Director, introduced the item, recommending that the Board authorize the execution of a lease agreement with WPIP Plantation Property, LLC, for office space at Plantation Corporate Center, located at 1601 SW 80th Terrace, Plantation, Florida, to meet the growing needs of the agency.

Dr. Barbosa introduced Mr. Ken Krasnow of Cushman & Wakefield, who was assigned by the County to assist in locating office space.

Mr. Krasnow reviewed slides that provided an overview, including a summary of their process for evaluating space requirements, subsequent negotiations, and a financial overview of the chosen location. The total space on the ground floor is just over 19,000 square feet. The overview also included four recent central Broward deals, along with their square footage and rental rates. Occupancy is anticipated in the first quarter of next year.

b. Board Questions

Dr. Barbosa and Mr. Krasnow responded to Mr. Deveaugh's question about build-out cost and what was included in the budget.

c. Board Action

Mr. Falkanger made a motion, and Ms. Wolfson seconded the motion to approve the lease as presented. The motion passed by unanimous vote.

2. **Proposed Revision to the Broward County Uniform Building Permit Application Related to Legislative Changes to Local Contractors' Licenses and the Notice to Building Official of the Use of a Private Provider**

Mr. Rolando Soto, Chief Mechanical Code Compliance Officer, reviewed the revisions on the uniform building permit application provided to the Board with the agenda memorandum. For Private Providers, the addition is to inform the building departments that the project will be handled as a private provider project, with all plan reviews and/or inspections to be conducted by the designated private provider.

Additionally, new legislation has removed licensing requirements for certain occupations set by local governments. A check box was created on the uniform building permit application to indicate that the individual is exempt from licensing under Florida Statute 489.117. This addition also requires the applicant to provide their business tax receipt number, which can be used by the building department for tracking purposes.

Mr. Falkanger made a motion to approve the revisions as recommended, and Mr. Salgado seconded the motion. The motion passed by unanimous vote.

3. **Director's Report**

Dr. Barbosa stated that the company retained to develop software enabling the staff to function in a paperless environment was unable to meet the staff's needs. The company refunded all monies paid. Staff is looking for another organization for this project.

Dr. Barbosa indicated there will be no December meeting.

Dr. Barbosa noted the staff's upcoming holiday schedule for the two-week period before the new year, which was approved by the Board a few years ago, that allows for minimal staff in the office. Code Compliance Officers will be available by phone.

Dr. Barbosa reported that she met with the building officials concerning the uniform building permit application amendments (Agenda Item 2).

4. **Attorney's Report**

Mr. Kramer reported on several claims by an individual challenging the Board's authority.

5. **Committee Reports** - none

6. **General Board Member Discussion**

Mr. Deveaugh asked if the municipalities should adopt the Building Safety Inspection Program by local ordinance. Mr. Kramer did not believe it was necessary because this Board is the governing authority.

Regarding Private Providers, Mr. Deveaugh stated that the Notice to Building Official Form, as well as the statute, stipulate that the Authority Having Jurisdiction (AHJ) cannot replicate the plan review process or the inspections. Mr. Deveaugh indicated further that the statute stipulates that if the AHJ discovers deficiencies, there is a certain time frame to bring those deficiencies to the applicant's attention. They, in turn, have a specific time frame to respond. If the AHJ is not allowed to replicate the plan review process, how could plan deficiencies be

discovered? Mr. Kramer indicated that he would need to do some research before responding.

7. **Adjournment**

The meeting adjourned at 7:33 PM.


Chairman