Broward County Board of Rules and Appeals Meeting Agenda

July 9, 2026 | Time: 7:00 PM

Zoom Meeting Information:
https://broward-org.zoomgov.com/s/1651913429
Meeting ID: 165 191 3429

I. CALL MEETING TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES – June 11, 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

CITY OF COCONUT CREEK
Almas, Marcelo D., Assistant Building Official

CITY OF DEERFIELD BEACH
Bennett, Jeremie, Building Official
Giunta, John, Chief Plumbing Inspector

CITY OF HOLLYWOOD
Leveille, Jacques Aime, Structural Inspector (Provisional)

CITY OF MIRAMAR
Thomson, Zachary, Fire Inspector

CITY OF PLANTATION
Blanchard, Caridad, Fire Plans Examiner

CITY OF POMPANO BEACH
Olsen, Jay, Building Official

TOWN OF SOUTHWEST RANCHES
Hernandez, Luis B., Building Official
Hernandez, Luis B., Chief Structural Inspector

CITY OF SUNRISE
Rivera, Khelly, Fire Inspector

COUNTYWIDE
Sinks, Jonathan P., Electrical Plans Examiner
Zagales, Charles, Mechanical Plans Examiner

VII. REGULAR AGENDA

1. Appeal #26-01 Gustavo J. Carbonell, Architect, Permit #BLD-GEN-26040017 416 and 418 SW 9th Street vs. City of Fort Lauderdale Building Department

a. Staff Report – Jose Cruz-Vellon
b. Board Questions
c. Board Action

2. Proposed Board of Rules and Appeals Pay Plan – Fiscal Year 2027

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.

June 11, 2026
Board Meeting Minutes

Broward County Board of Rules and Appeals
Meeting Minutes

June 11, 2026 | Time: 7:00 PM

Zoom Meeting Information:
https://broward-org.zoomgov.com/j/1654057070
Meeting ID: 165 405 7070

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

Edward Badiu	Scott Taggart
Stephen Bailey	Robert Taylor
Jeff Falkanger	David Tringo
R. Art Kamm	Dennis Ulmer
Michael Rada	Derek Wassink
Anthony Salgado	Lynn Wolfson

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES – April 9, 2026, Board Meeting

Dr. Badiu made a motion to approve the April 9, 2026, minutes as submitted, and Mr. Salgado seconded the motion. 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
Gutierrz, Roberto, Fire Plans Examiner
Sazama, Code, Fire Inspector

BROWARD COUNTY (UNINCORPORATED)
Guerrero, Carlos, Chief Electrical Inspector

CITY OF CORAL SPRINGS
Flicker, Roman, Structural Inspector (120-Day Temporary)

CITY OF DANIA BEACH
James, Robert, Chief Electrical Inspector
Nerenberg, Eric Todd, Chief Plumbing Inspector

CITY OF DEERFIELD BEACH
Cogdill, Daniel R., Chief Electrical Inspector
Mansor, Simo, Assistant Building Official
Mansor, Simo, Chief Plumbing Inspector

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Moreira, Omar, Structural Inspector (120-Day Temporary)
Nowalk, Adrian, Chief Structural Inspector

CITY OF FORT LAUDERDALE
Zamora, Noel A., Assistant Building Official

CITY OF HALLANDALE BEACH
Wansor, Douglas, Chief Electrical Inspector

CITY OF HOLLYWOOD
Camacho, Alan, Fire Inspector

VILLAGE OF LAZY LAKE
Guerrero, Carlos, Chief Electrical Inspector

CITY OF LAUDERHILL
Cepinho, Gustavo Medeiros, Structural Plans Examiner – Limited (Provisional)

CITY OF MIRAMAR
Gunter, Brian, Fire Inspector

CITY OF NORTH LAUDERDALE
James, Robert, Chief Electrical Inspector

CITY OF OAKLAND PARK
Klukasofski, Aaron, Fire Inspector

TOWN OF PEMBROKE PARK
Garcia, Erich, Chief Electrical Inspector

CITY OF PLANTATION
Hurlbut, Carmen, Chief Structural Inspector

CITY OF POMPANO BEACH
Bialecki, David, Fire Plans Examiner

CITY OF WILTON MANORS
Beaudoin, Peter, Assistant Building Official

COUNTYWIDE
Abdin, Louay, Mechanical Inspector
Alvarez, Albert, Structural Inspector
Castro, Ivan, Structural Plans Examiner
Gebbia, Andrew, Structural Plans Examiner
Jokho, Romeshwar, Electrical Plans Examiner
Pelaez, Jonathan, Electrical Plans Examiner
Velasquez, Jose, Mechanical Plans Examiner

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

VII. REGULAR AGENDA

1. Appeal #26-02 Pierre Graveline, 29 Harwood B, Deerfield Beach

a. Staff Report – Bryan Parks

Mr. Bryan Parks, Chief Fire Code Compliance Officer, presented the item, referring to the agenda memorandum dated June 11, 2026. It appears that the incorrect code section was cited

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because the referenced stairway is not enclosed. It is requested that the Board approve the appeal and withdraw the violation.

b. Appellant Testimony

Mr. Pierre Graveline, Appellant, noted the NFPA section cited does not apply to the area noted. Bicycles are not an impediment to egress. The citation was a mistake, and he did not think there should be any attempt to try to justify it. This notice was not because of any change in residents' habits or conduct. Bicycles have been parked under the stairways for decades. Also, the code makes a distinction between open-air stairs and enclosed interior stairways. The same fire inspector for this building has not made any citation of this nature, even though the property has been inspected for years. There is no record of any life safety incident for over fifty years. This citation is due to a complaint from a disgruntled owner. Laws are created based on real-life considerations and the analysis of risks. They must always consider a balance between personal freedom and life safety. In this case, zero lives were lost, and zero injuries were sustained in over fifty years.

c. City Response

Chief Lori Hastings, Broward Sheriff's Office Fire Prevention (BSO), agreed that the code cited is specifically for enclosed stairways. Building Code, Section 1011.7.4, provides that open space under exterior stairways shall not be used for any purpose. There are over a dozen buildings (Century Village) that have been cited for a variety of storage matters. BSO plans to bring the matter to the Fire Prevention Committee. A regular bicycle may not be a hazard. However, once the door is opened, there are electric bikes, lithium batteries, trash cans, etc. Their intention is to rescind this citation and recite.

d. Board Discussion

In response to Chairman Deveaugh's question, Chief Hastings explained the alternative code section would be Building Code, Section 1011.7.4, because there is nothing specific in the fire code.

Mr. Bailey thought that Section 1011.7.4 only applies to interior stairways. He pointed out that the photographs in the support documentation to the June 11th agenda memorandum do not show any access issues whatsoever. If this is to be followed, it will be a major change to every structure that has a stairway. Before reciting, he felt Chief Hastings should make a presentation before the Fire Code Committee along with Section 1011.7.4. Mr. Bailey commented that it appears Section 1011.7.4 has conflicting language. He wanted to revisit this.

e. Board Action

Mr. Bailey made a motion to approve the appeal, and Mr. Falkanger seconded the motion. The motion passed by a vote of 12-1, with Dr. Badiu voting no.

2. <u>Formal Interpretation #39: Multifamily Communities as found in Broward County Amendments to the Florida Fire Prevention Code, Section F-109.9.3</u>

a. Staff Report – Bryan Parks

Mr. Bryan Parks, Chief Fire Code Compliance Officer, presented the item, explaining that there is no definition of multifamily community, and it is impacting the local fire code requirement of automatic entry gates with a universal access system. The Fire Code Committee agreed with the recommendation for a formal interpretation as delineated in his agenda memorandum, dated June 11, 2026.

b. Board Questions

In response to Chairman Deveaugh's question, Mr. Parks advised that the homeowner association in Miramar objected to the automatic entry gate with a universal access system. Mr.

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Parks noted that a fire rescue vehicle will find a way to access regardless. Also, with mutual aid agreements in place, rescue vehicles are coming from all over the county. It would present a slowness to any response.

c. Board Action

Mr. Taylor made a motion to approve the Formal Interpretation #39 as recommended, and Ms. Wolfson seconded the motion. The motion passed by a unanimous vote.

3. <u>Agreement Between Broward County Board of Rules and Appeals and Charles M. Kramer, Esquire, for Legal Services Effective July 1, 2026</u>

a. Staff Report – Dr. Ana C. Barbosa

Dr. Ana Barbosa, Administrative Director, recommended approval of the 3-year agreement provided to the Board. Shortly after she came on board, Mr. Kramer's contract was up for renewal in 2023. His compensation was very low; however, she proposed a flat rate for the next 3-year term and to make up for the low compensation during that time in the next contract term. Therefore, the proposal includes consideration of a cost-of-living adjustment based on CPI from 2023 through the end of the current contract, along with a 7% increase for the next three years, calculated based on inflation. They agreed on the contract's structure to avoid charges for every communication.

b. Board Questions

In response to Chairman Deveaugh, Dr. Barbosa indicated that there is no built-in cost-of-living adjustment for the three-year term going forward. It will simply be the cost of services. In response to Mr. Salgado, Dr. Barbosa advised that there were some changes to the contract language early on, but not at this time.

c. Board Action

Mr. Salgado moved to approve the contract as recommended, and Ms. Wolfson seconded the motion. The motion passed by unanimous vote.

4. <u>Director's Report</u>

Dr. Barbosa announced that Ms. Joseph is retiring. She went on to commend her work with the Board. She noted a planned celebration.

Dr. Barbosa announced that the Board is hosting a memorial service in recognition of Mr. Dan Lavrich, whose death was untimely. He served on the Board for a long time, and the business community would like to say a proper farewell.

Dr. Barbosa noted that relocation of the BORA Office is progressing favorably.

Dr. Barbosa announced that a contract to go paperless, including an online certification application process, has been entered into with Granicus. She noted her prior Board authorization allowed her to proceed with the contract after notifying the Chair and having the Board Attorney review it.

Dr. Barbosa announced that staff have been meeting with building officials and their staff concerning the implementation of House Bill 803 (private provider), which is effective July 1, 2026. She was pleased to say that some building departments are exploring ways to be more competitive.

5. <u>Attorney's Report</u>

Mr. Kramer elaborated on Ms. Guo's recent filings and his responses on behalf of BORA.

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6. **Committee Reports** – None

7. **General Board Member Discussion** – None

8. **Adjournment**

   The meeting was adjourned at 7:56 PM.

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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.

Consent Agenda:
Item 1

CITY OF COCONUT CREEK
Almas, Marcelo D., Assistant Building Official

CITY OF DEERFIELD BEACH
Bennett, Jeremie, Building Official
Giunta, John, Chief Plumbing Inspector

CITY OF HOLLYWOOD
Leveille, Jacques Aime, Structural Inspector (Provisional)

CITY OF MIRAMAR
Thomson, Zachary, Fire Inspector

CITY OF PLANTATION
Blanchard, Caridad, Fire Plans Examiner

CITY OF POMPANO BEACH
Olsen, Jay, Building Official

TOWN OF SOUTHWEST RANCHES
Hernandez, Luis B., Building Official
Hernandez, Luis B., Chief Structural Inspector

CITY OF SUNRISE
Rivera, Khelly, Fire Inspector

COUNTYWIDE
Sinks, Jonathan P., Electrical Plans Examiner
Zagales, Charles, Mechanical Plans Examiner

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: Chief Plumbing Code Compliance Officer

DATE: July 9, 2026

RE: Appeal #26-01 Gustavo J. Carbonell, Architect, Permit # BLD-GEN-26040017
416 and 418 SW 9th Street vs. City of Fort Lauderdale Building Department

Recommendation

It is recommended that the Broward County Board of Rules and Appeals deny, by vote, Appeal #26-01, based upon the provisions of Sections P2601.2 and P3001.1 of the 8th Edition Florida Building Code (2023), Residential.

Reasons

This appeal concerns an existing single-building sewer connection for a two-family dwelling that is being converted into two separate units. The appellant seeks approval to keep the existing configuration through a single sewer lateral connection rather than providing separate sewer line connections to each dwelling unit.

Upon review, neither Section P2601.2 nor Section P3001.1 contains language authorizing the specific sewer connection configuration requested by the appellant. The cited sections establish general requirements and the scope of sanitary drainage systems, but do not provide a basis for permitting two dwelling units to share a single sewer lateral connection under the circumstances presented in this appeal.

Respectfully Submitted,

Jose Cruz-Vellon

References:

8th Edition Florida Building Code (2023), Broward County Amendments to Chapter 1

Section 101 - General

101.1 Title. These regulations shall be known as the "Florida Building Code," hereinafter referred to as FBC or "this Code."

101.2 Scope. The provisions of this chapter shall govern the administration and enforcement of the FBC, Fire Protection Provisions of this Code, and Florida Fire Prevention Code. They shall apply countywide in both incorporated and unincorporated areas of Broward County, Florida. The provisions of this Code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the FBC, Residential, and Broward County Amendments, Chapter 1.
2. Code requirements that address snow loads and earthquakes.

8th Edition Florida Building Code (2023), Residential

P2601.2 Connections to drainage system.
Plumbing fixtures, drains, appurtenances, and *appliances* used to receive or discharge liquid wastes or sewage shall be directly connected to the sanitary drainage system of the building or premises, in accordance with the requirements of this code. This section shall not be construed to prevent indirect waste connections where required by the code.

Exception: Bathtubs, showers, lavatories, clothes washers, and laundry trays shall not be required to discharge to the sanitary drainage system where such fixtures discharge to systems complying with Sections P2910 and P2911.

P3001.1 Scope.
The provisions of this chapter shall govern the materials, design, construction, and installation of sanitary drainage systems. Plumbing materials shall conform to the requirements of this chapter. The drainage, waste, and vent (DWV) system shall consist of piping for conveying wastes from plumbing fixtures, appliances, and appurtenances, including fixture traps; above-grade drainage piping; below-grade drains within the building (*building drain*); below- and above-grade venting systems; and piping to the public sewer or private septic system.

8th Edition Florida Building Code (2023), Plumbing

701.3 Separate sewer connection.
A building having plumbing fixtures installed and intended for human habitation, occupancy, or use on premises abutting on a street, alley, or easement in which there is a public *sewer* shall have a separate connection with the *sewer*. Where located on the same lot, multiple buildings shall not be prohibited from connecting to a common *building sewer* that connects to the public *sewer*.

Appeal #26-01 Application

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

Appeal Application

Appellant Information:

Name GUSTAVO J. CARBONELL, ARCHITECT
Address 1457 N.E. 4TH AVENUE
City FORT LAUDERDALE State FLORIDA
Business/Profession ARCHITECT
Phone 954 462 6565
Email Gcarbonell@gjcarch.com

Project Information:

Address 416 and 418 SW 9TH ST FT. LAUDERDALE FL. 33315
Type of Construction IIIB
Hight of Building 25 FEET
Square Footage per Floor 3073
Permit Number BLD-GEN-26040017
Permit Application Date 04-01-2026
Group Occupancy R-3 DUPLEX
Number of Stories 2

Office Use Only

Date Of Receipt
Appeal #:
Hearing Date
Notice Mailed
Code In Effect
Electrical
Fire Code
Mechanical
Plumbing
Structural
Alternate Material
Alternate Method

I, the undersigned, appeal the decision of the Building/Fire Code Official of FT LAUDERDALE ENRIQUE SALVADOR PLUMBING CHIEF as it pertains to Chapter FBC RESIDENTIAL , Section P2601.2 & P3001.1 , of the (check one):

☐ South Florida Building Code ☑ Florida Building Code ☐ Florida Fire Prevention Code

☐ Other _____ , as applicable to Broward County. (Attach copy of relevant Code sections).

Note: The Board shall base their decision upon the section(s) of the Code you have indicated above. If these are in error, you must re-submit your appeal. The Board is not authorized to grant variances from the Code.

Summary of appeal (attach additional sheets as necessary): SEE ATTACHED A SEPARATE SHEET WITH CODE SECTIONS FOR INTERPRETATION REQUEST

Results desired (attach additional sheets as necessary): TO ALLOW THAT THE TWO UNITS OF AN EXISTING TWO-FAMILY DWELLING STRUCTURE BE CONVERTED INTO A DUPLEX, AND THAT BOTH UNITS CAN SHARE THE SAME EXISTING SEWER LATERAL INSTEAD OF EACH UNIT CONTAIN ITS OWN SEWER LATERAL

Fee: Waived

Note: Exhibits intended for distribution to the Board supporting the appeal must be submitted with the appeal. All material shall be kept from the appeal hearing. A letter from the Building or Fire Code Official rejecting the applicant's appeal must be included in the appeal packet submitted to the Board of Rules and Appeals.

Appellant Name (Please Print): GUSTAVO J. CARBONELL ARCHITECT

Appellant Signature: Gustavo J. Carbonell

GUSTAVO J. CARBONELL, P.A.
Member American Institute of Architects – A.I.A.
Architect & Planner
AR 0007957

May 28, 2026

Broward County Board of Rules and Appeals
1 N. University Drive Suite 3500B
Plantation, Florida 33324

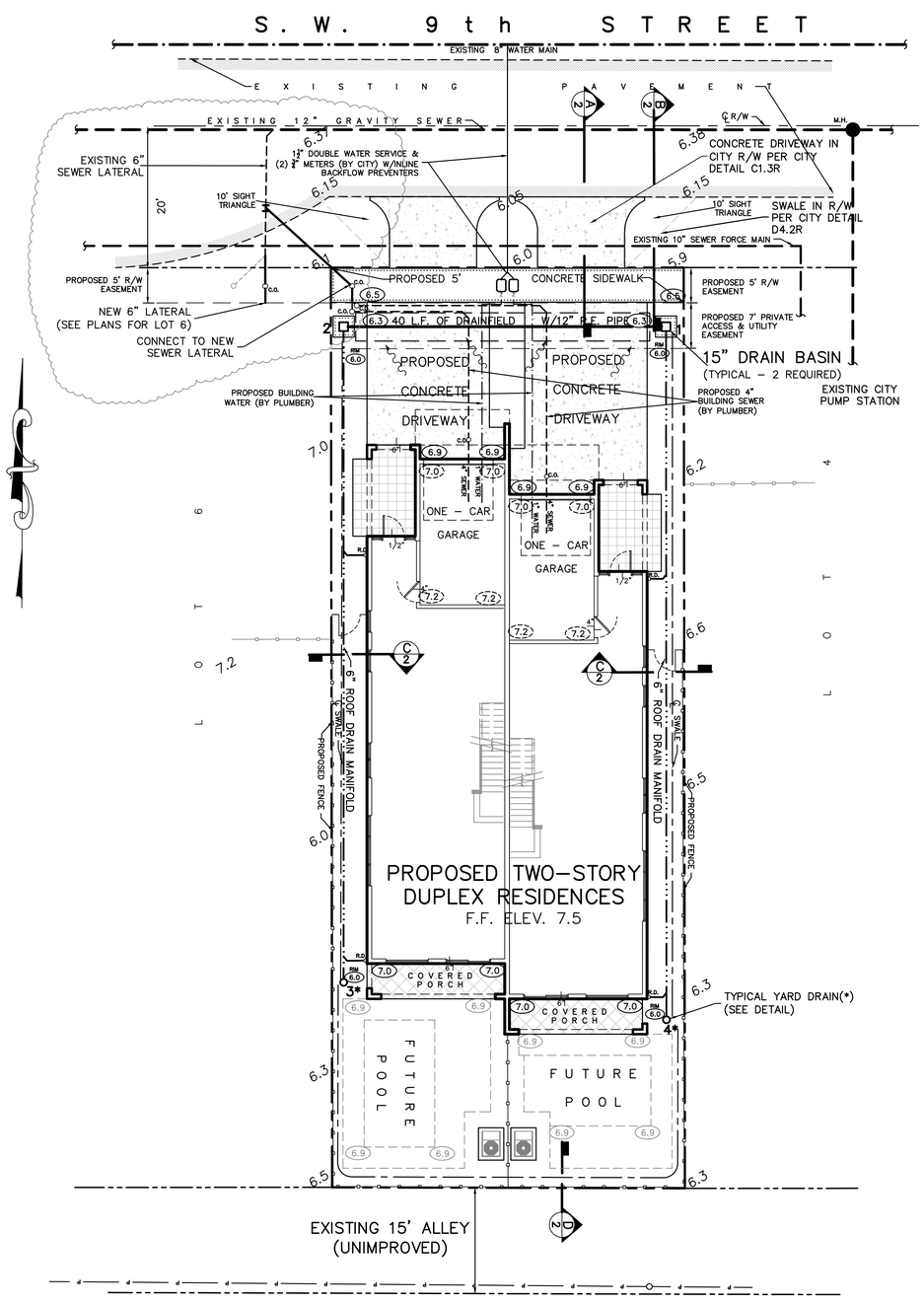
Dear BORA,

Please find the following sections that this office is requesting an appeal.
The request is that for a duplex developed in a plated lot, that has frontage on a city right of way, both units should be able to combine their respective sewers within the lot containing both units and then connect to a single sewer lateral in the right of way.
The duplex structure is regulated by a party wall agreement that allows maintenance of the unit's sewers if needed.
A duplex is regulated by the FBC 2023 Residential.

Sincerely, Gustavo Carbonell
Gustavo J. Carbonell, Architect.

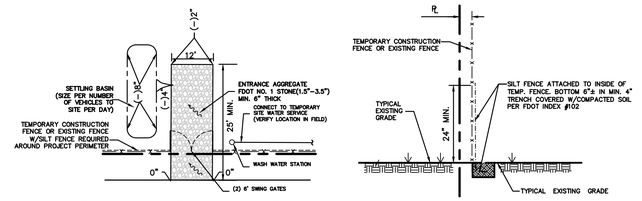
PERMIT TO CHANGE THE USE TO DUPLEX BLD-GEN-26040017
REVIEW COMMENTS
Created by: Enrique Henry Salvador on 5/20/2026, 8:26:24 AM
Reference:
Description:
P2601.2 Connections to drainage system.
Plumbing fixtures, drains, appurtenances and appliances used to receive or discharge liquid wastes or sewage shall be directly connected to the sanitary drainage system of the building or premises, in accordance with the requirements of this code. This section shall not be construed to prevent indirect waste connections where required by the code.
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PLAN SCALE: 1"=10'

NOTES:
1. THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM – NAVD 1988
2. PROPERTY LIES IN FLOOD AE 6 – AUG., 18, 2014
3. THIS PLAN IS FOR PAVING AND DRAINAGE ELEVATIONS & DETAILS, AND UTILITIES LOCATIONS ONLY. FOR EXACT LAY–OUT, SEE SITE PLAN PREPARED BY ARCHITECT.



VEHICLE ENTRANCE AND EXIT STATION

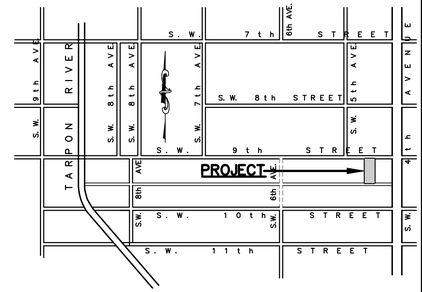
EXACT LOCATION TO BE DETERMINED IN FIELD

TEMPORARY CONSTRUCTION FENCE W/SILT FENCE

CITY POLLUTION PREVENTION NOTES

a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities.
b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.
c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporal construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch Course Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
iv. Trucks shall not 'cut corners' where the construction exit meets the roadways.
v. Sweeping of public roadways shall be done periodically as condition demand.
j) Dust generated from construction shall be minimized by daily watering of the site.
jj) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.
The inspection report shall include at a minimum the following information:
i. Name of inspector and his/her qualifications in erosion and sedimentation control
ii. Date of the inspection
iii. Rainfall rate
iv. Observations about the SWPP
v. Actions taken by contractor for all incidents of noncompliance with permit(s)
vi. Certification that the facility is in compliance with the SWPP and permit(s)

This item has been digitally signed and sealed by Robert C Smith, P.E., on March 7, 2026 . Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



LOCATION PLAN N. T. S.

LAND DESCRIPTION:
LOT 5, BLOCK 9, "LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LEGEND:

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING PAVEMENT
- PROPOSED PAVER BRICK PAVEMENT
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- EXISTING UTILITIES TO BE REMOVED
- 0.00 EXISTING ELEVATIONS
- (0.0) PROPOSED ELEVATIONS
- DIRECTION OF RUN–OFF
- EXISTING TEE
- PROPOSED TEE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT

DRAINAGE CALCULATIONS:
1. Requirement: Retain 2–1/2" x % Impervious
   6250 S.F. x 2–1/2" x 82% = 1068 C.F.

2. Drainfield Provided:
   H_2 = 4.8' W = 5'
   D_U = 3.5' K = 1×10^{-4} (CFS/SF^2– FT HEAD)
   D_S = 0.5' L = 40'

a. Volume Stored in Trench
   V(C.F.) = 0.5 x W x D_U x L= 0.5 x 5 x 3.5 x 40 = 350 C.F.

b. Volume Exfiltrated
   V(C.F.) = 3600 K L $[H_2 W + 2H_2 D_U - D_U^2 + 2H_2 D_S]$
   = 3600 $(1x10)^{-4}$ (40) {4.8(5)+2(4.8)3.53.5+2(4.8)0.5} = 722 C.F.

Total = 1072 C.F.

R–2	05–14–22	RCS	REVISED SEWER
R–1	04–01–22	RCS	REV. FF ELEV. & SIDE SECTIONS

PAVING, GRADING, AND DRAINAGE
WATER AND SEWER SERVICE CONNECTIONS PLAN

GUSTAVO J. CARBONNEL ARCHITECT
FORT LAUDERDALE, FLORIDA

416/418 S.W. 9th STREET

JOHN B. SMITH ENGINEERS, INC.
1457 N.E. 4th AVENUE
FORT LAUDERDALE, FLORIDA 33304
PHONE: (954) 763–4177
CERTIFICATE OF AUTHORIZATION NO. 1688

DESIGN	DRAWN	DATE	FILE
R.C.S.	RCS	JAN., 2021	21–102

Approved By Robert C Smith
Robert C. Smith, P.E.
Registered Engineer No. 31177 State of Florida

SHEET C 1 OF 2

Appeal #26-01
Notice to Building Official

Cruz-Vellon, Jose

From: Cruz-Vellon, Jose
Sent: Friday, May 29, 2026 10:37 AM
To: John Travers; Enrique Salvador
Cc: Soto, Rolando; Morell, John; Barbosa, Ana
Subject: Appeal 26-01
Attachments: Appeal 26-01 B.O Notice.docx

Dear Mr. John Travers:

Please accept this correspondence as formal notification of an appeal filed with our office. Upon thorough evaluation of the applicable Code sections and the circumstances surrounding this matter, we will proceed to present it before the Board of Rules and Appeals. All pertinent information is included in the attached letter. Should you require additional information, supporting materials, or clarification to facilitate your review, please notify my office at your earliest convenience.

Thank you for your attention to this matter. We look forward to your timely acknowledgment and guidance regarding the next steps.

Sincerely,
Jose M Cruz-Vellon
Chief Plumbing Code Compliance Officer.
Board of Rules and Appeals
1 N University Dr., Suite 3500B
Plantation, Florida 33324
954-765-4500 X 9694
broward.org/codeappeals

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BROWARD COUNTY
BOARD OF RULES AND APPEALS

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

Phone: 954-765-4500
Email: rulesboard@broward.org
www.broward.org/CodeAppeals

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Chair Peter Deveaugh,
Master Electrician

Vice-Chair Eduard C. Badiu, PhD, P.E., Roofing Contractor

Stephen Bailey, P.E.,
Electrical Engineer

Mr. Gregg D'Attile,
Mechanical Contractor

Mr. Jeff Falkanger,
Architect

Mr. Robert A. Kamm, P.E.,
Mechanical Engineer

Mr. Sergio Pellecer,
Fire Service Professional

Mr. Mike Rada,
General Contractor

Mr. Anthony Salgado,
Master Plumber

Mr. Scott Taggart,
Swimming Pool Contractor

Mr. Dennis A. Ulmer,
Consumer Advocate

Mr. Derek A. Wassink,
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Structural Engineer

Ms. Lynn E. Wolfson,
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Fire Service Professional

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Master Plumber

Mr. David Tringo,
Master Electrician

VACANT
Architect

VACANT
Electrical Engineer

VACANT
Structural Engineer

Board Attorney
Charles M. Kramer, Esq.

Administrative Director
Dr. Ana Barbosa

— Established 1971 —

Sent via Email

May 28, 2026

John Travers, Building Official
City of Fort Lauderdale
700 NW 19 Avenue
Fort Lauderdale, FL 33311

Re: Appeal # 26-01

Dear Mr. Travers:

The above-referenced appeal was received and filed in this office on May 28, 2026. The appeal is in reference to permit # BLD-GEN-26040017 as it pertains to FBC Residential chapters 26 & 30, sections P2601.2 and P3001.1. The Board of Rules and Appeals is scheduled to hear the appeal on July 9, 2026, Board meeting at 7:00 p.m. via Zoom.

If you would like to submit any additional information, please respond in writing by noon on Thursday, June 18, 2026.

Sincerely,

Dr. Ana C. Barbosa
Administrative Director

cc: Jose Cruz-Vellon, Chief Plumbing Code Compliance Officer
Rolando Soto, Chief Mechanical Code Compliance Officer
Jack Morell, Chief Structural Code Compliance Officer
Charles M. Kramer, Esq., Board Attorney

Appeal #26-01
Building Official Response

Cruz-Vellon, Jose

From: Enrique Salvador <ESalvador@fortlauderdale.gov>
Sent: Friday, June 5, 2026 10:33 AM
To: Gustavo Carbonell; Cruz-Vellon, Jose; Soto, Rolando; Orlando Arrom
Cc: Christopher Guillini
Subject: RE: Appeal 316-318 SW 9 St BLG-GEN-26040017

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Jose, the Address for these comments are on 418 S W 9 St. The permit is BLD-GEN-26040017.
Com20
PLUMBING
PLUMBING
Created by: Enrique Henry Salvador on 5/20/2026, 8:26:24 AM
Reference:
Description:
P2601.2 Connections to drainage system.
Plumbing fixtures, drains, appurtenances and appliances used to receive or discharge liquid wastes or sewage shall be directly connected to the sanitary drainage system of the building or premises, in accordance with the requirements of this code. This section shall not be construed to prevent indirect waste connections where required by the code.
Exception: Bathtubs, showers, lavatories, clothes washers and laundry trays shall not be required to discharge to the sanitary drainage system where such fixtures discharge to systems complying with Sections P2910 and P2911.

P3001.1 Scope.
The provisions of this chapter shall govern the materials, design, construction and installation of sanitary drainage systems. Plumbing materials shall conform to the requirements of this chapter. The drainage, waste and vent (DWV) system shall consist of piping for conveying wastes from plumbing fixtures, appliances and appurtenances, including fixture traps; above-grade drainage piping; below-grade drains within the building (building drain); below- and above-grade venting systems; and piping to the public sewer or private septic system.
ments:

Thank You
Henry

From: Gustavo Carbonell <gcarbonell@gjcarch.com>
Sent: Wednesday, June 3, 2026 7:00 PM
To: Jose Cruz-Vellon <jcruzvellon@broward.org>; ROSOTO@broward.org; Enrique Salvador <ESalvador@fortlauderdale.gov>; Orlando Arrom <OArrom@fortlauderdale.gov>
Cc: Christopher Guillini <chrisguillini@gmail.com>
Subject: [EXTERNAL:CAUTION!]- FW: Appeal 316-318 SW 9 St BLG-GEN-26040017

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Cruz-Vellon, Jose

From: Cruz-Vellon, Jose
Sent: Tuesday, June 16, 2026 2:08 PM
To: Curry, Brianna
Subject: FW: SEWR CONNETIONS
Attachments: BRPWARD PROPERTY APPRAISER.pdf; TOWN.pdf

Response from Fort Lauderdale

Sincerely,
Jose M Cruz-Vellon
Chief Plumbing Code Compliance Officer.
Board of Rules and Appeals
1 N University Dr., Suite 3500B
Plantation, Florida 33324
954-765-4500 X 9694
broward.org/codeappeals

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From: Enrique Salvador <ESalvador@fortlauderdale.gov>
Sent: Tuesday, April 28, 2026 11:09 AM
To: Cruz-Vellon, Jose <JCRUZVELLON@broward.org>
Subject: FW: SEWR CONNETIONS

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Report Suspicious

Good morning, Jose

Please see the drawings for the townhouses located on separate lots for units 416 and 418 S W 9st.

While I understand that Section 701.3 of the Florida Building Code – Plumbing may not apply to residential construction, we only applied it to show how the division of property lines.

The Florida Residential Code still provides clear direction on this issue.

Section P2602.1 The water distribution and drainage system of any building or premises where plumbing fixtures are installed shall be connected to a public water supply or sewer system.ic sewer.

Section P3001.1 Scope The provisions of this chapter shall govern the materials, design, construction and the installations of sanitary drainage systems. Plumbing material shall conform to the requirements of this chapter. The drainage, waste and vent (DWV) system shall consist of piping conveying waste from plumbing fixtures, appliances and appurtenances, including fixture traps, above-grade drainage piping, below-grade drains withing the building (building drain); below-grade venting systems; and piping to the public sewer or private septic system

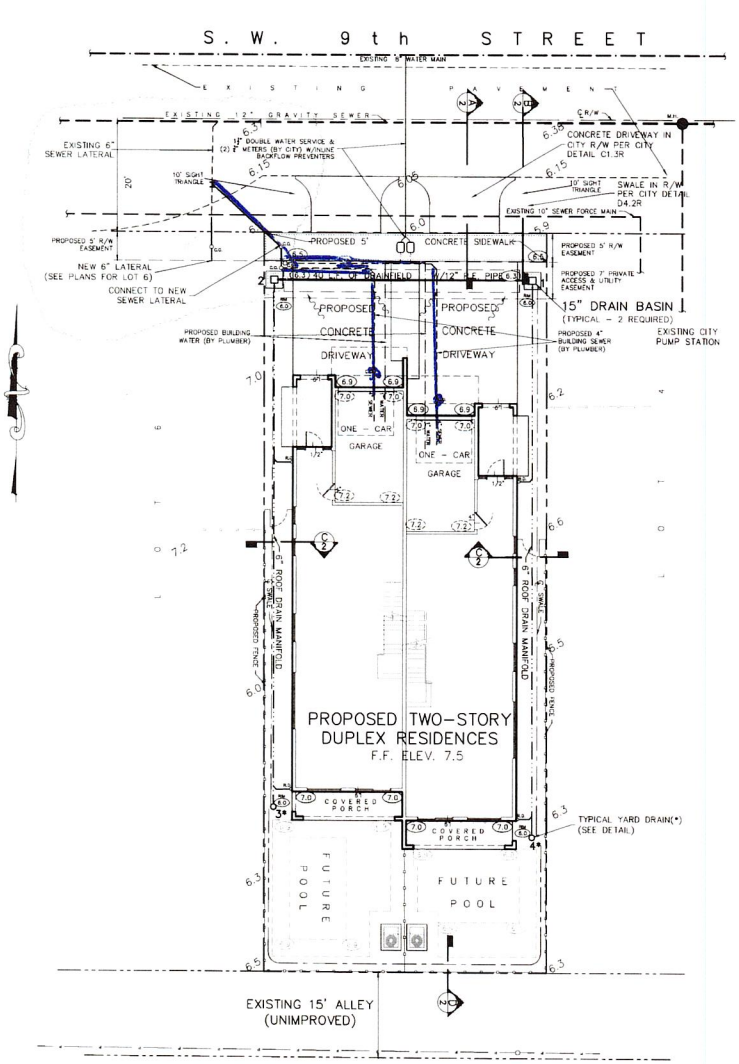
FBCR DEFINITIONS: Townhouse A single-family dwelling unit not exceeding three stories in height constructed in a group of two or more attached units with property lines separating such units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

I appreciate your time and consideration on this and am happy to discuss further if needed.

Thank You
Enrique (Henry) Salvador

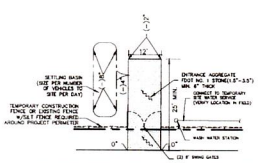
Enrique "Henry" Salvador | Plumbing Chief
Development Services Department
City of Fort Lauderdale
700 N.W. 19 Avenue Fort Lauderdale, FL 33311
O: 954-828-5246
E: ESalvador@FortLauderdale.gov
WeAreFTL

Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records and may be subject to public disclosure.

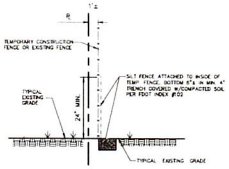


P L A N SCALE: 1" = 10'

NOTES:
1. THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM - NAVD 1988
2. PROPERTY LIES IN FLOOD AE 6 - AUG., 18, 2014
3. THIS PLAN IS FOR PAVING AND DRAINAGE ELEVATIONS & DETAILS, AND UTILITIES LOCATIONS ONLY. FOR EXACT LAY-OUT, SEE SITE PLAN PREPARED BY ARCHITECT.



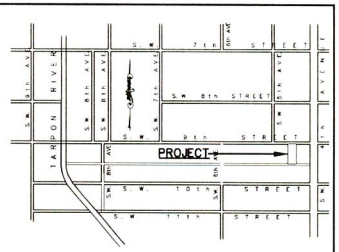
VEHICLE ENTRANCE AND EXIT STATION
EXACT LOCATION TO BE DETERMINED IN FIELD



TEMPORARY CONSTRUCTION FENCE W/SILT FENCE

CITY POLLUTION PREVENTION NOTES

a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities
b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.
c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporal construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch Course Aggregate Stone, 12' minimum width, and length to accommodate a minimum of one trucking vehicle.
i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
iv. Trucks shall not cut corners where the construction exit meets the roadways.
v. Sweeping of public roadways shall be done periodically as condition demand.
i) Dust generated from construction shall be minimized by daily watering of the site.
j) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.
The inspection report shall include at a minimum the following information:
i. Name of inspector and his/her qualifications in erosion and sedimentation control
ii. Date of the inspection
iii. Rainfall rate
iv. Observations about the SWPP
v. Actions taken by contractor for all incidents of noncompliance with permit(s)
vi. Certification that the facility is in compliance with the SWPP and permit(s)



LOCATION PLAN N. T. S.

LAND DESCRIPTION:
LOT 5, BLOCK 9, "LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LEGEND:

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING PAVEMENT
- PROPOSED PAVER BRICK PAVEMENT
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- EXISTING UTILITIES TO BE REMOVED
- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- DIRECTION OF RUN-OFF
- EXISTING TEE
- PROPOSED TEE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT

DRAINAGE CALCULATIONS:
1. Requirement: Retain 2-1/2" x % Impervious
   6250 S.F. x 2-1/2" x 82% = 1068 C.F.
2. Drainfield Provided:
   H_2 = 4.8' W = 5'
   D_H = 3.5' K = 1 x 10^{-4} (CFS/SF ^{2}- FT HEAD)
   D_S = 0.5' L = 40'

a. Volume Stored in Trench
   V(C.F.) = 0.5 x W x D_S x L = 0.5 x 5 x 3.5 x 40 = 350 C.F.

b. Volume Exfiltrated
   V(C.F.) = 3600 K L $[H_2 W + 2H_2 D_H - D_H^2 + 2H_2 D_S]$
   = 3600 $(1x10^{-4})$ (40) $[4.8(5)+2(4.8)3.5-3.5^2+2(4.8)0.5]$ = 722 C.F.

Total = 1072 C.F.

R-2	08-14-22	RCS	REVISED SEWER
R-1	04-01-22	RCS	REV FF ELEV & SOE SECTIONS

PAVING, GRADING, AND DRAINAGE
WATER AND SEWER SERVICE CONNECTIONS
PLAN

GUSTAVO J. CARBONNEL ARCHITECT
FORT LAUDERDALE, FLORIDA

416/418 S.W. 9th STREET

JOHN B. SMITH ENGINEERS, INC.
1457 N.E. 4th AVENUE
FORT LAUDERDALE, FLORIDA 33304
PHONE: (954) 763-4177
CERTIFICATE OF AUTHORIZATION NO. 1688

DESIGN	DRAWN	DATE	FILE
R.C.S.	RCS	JAN., 2021	21-102

Approved by Robert C Smith
Robert C. Smith, P.E.
Registered Engineer No. 31177 State of Florida

SHEET C 1 OF 2

ROBERT C smith
Digitally signed by ROBERT C smith
Date: 2026.03.07 15:05:57 -05'00'

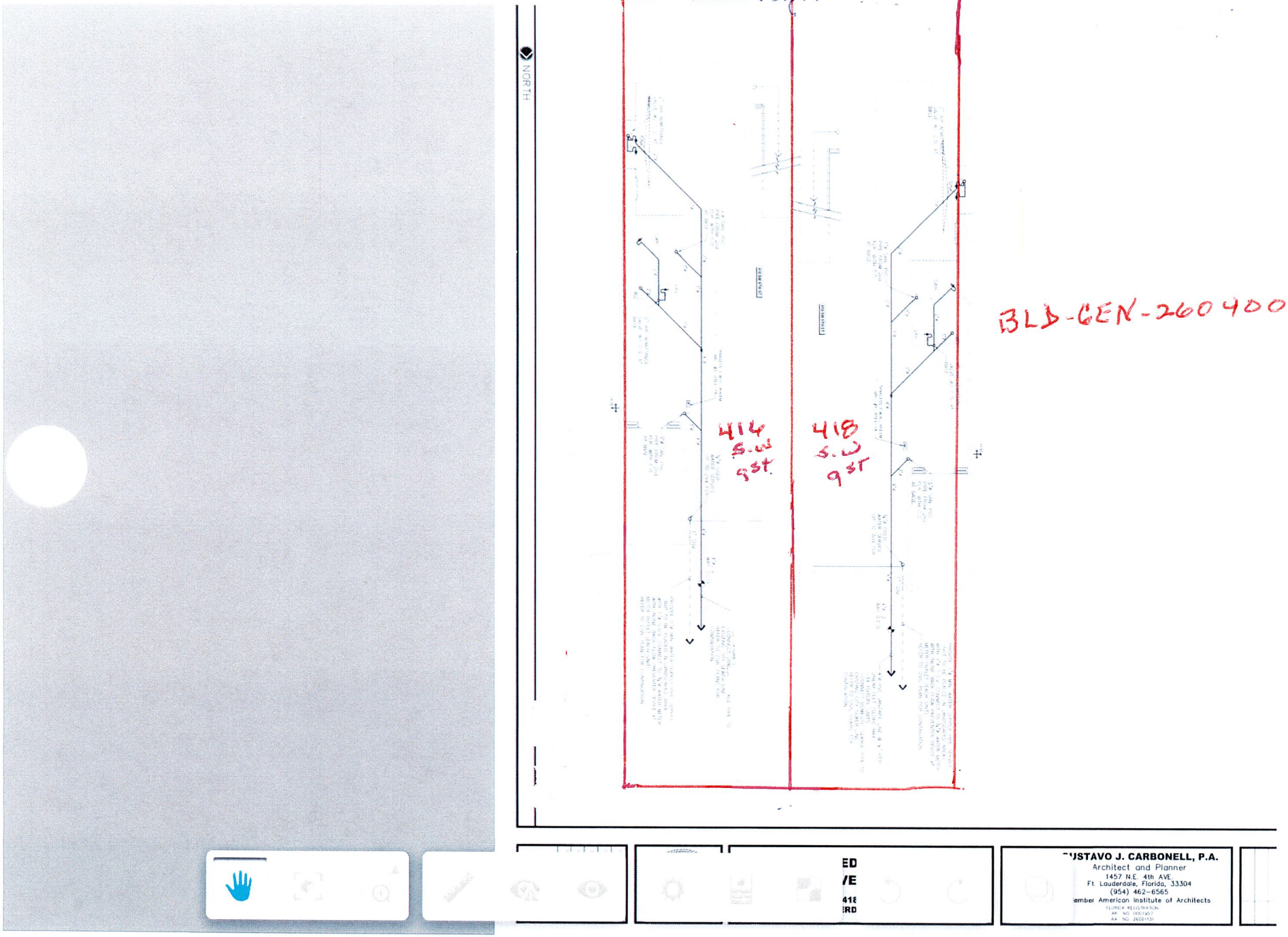
This item has been digitally signed and sealed by Robert C Smith, P.E., on March 7, 2026. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

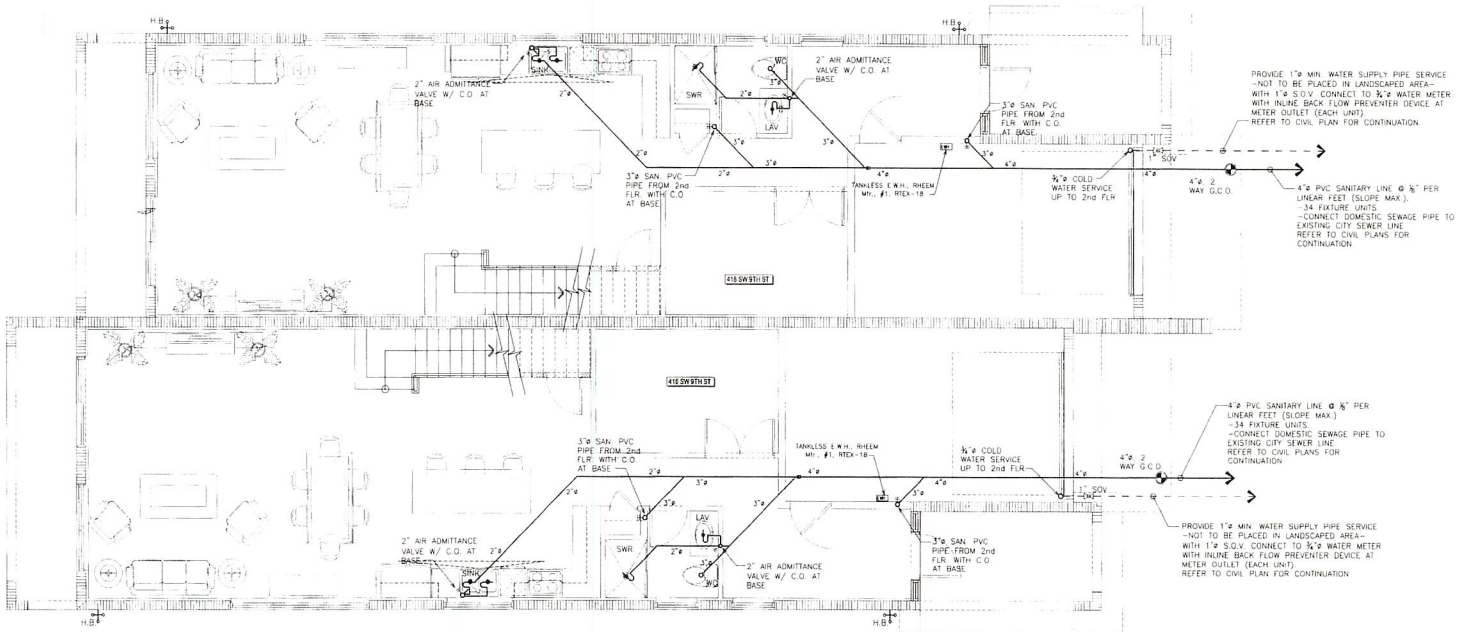
ROBERT CLAYTON SMITH LICENSE No. 31177 STATE OF FLORIDA PROFESSIONAL ENGINEER

BID-BNZ 21040021
416-418 S.W 9 St

14

P-1-P-1 V1 BLD-GEN-26040017 Move to sheet...





BID - RNC - 21040021

416 - 418 S.W. 9st

1 GROUND FLOOR PLUMBING PLAN

SCALE: 1/4" = 1'-0"

NORTH

C:\Users\gcarbonell\Desktop\Current Customers - Office\2020\20-032\TARPON RIVER LOTS 5 AND 6 GIANCARLO GUIDA\LOT 5\2-GDLA MEP\PLUMBING\P-1.0 10/31/2021 4:37:16 PM PING To PDF.pc3

REVISION	BY

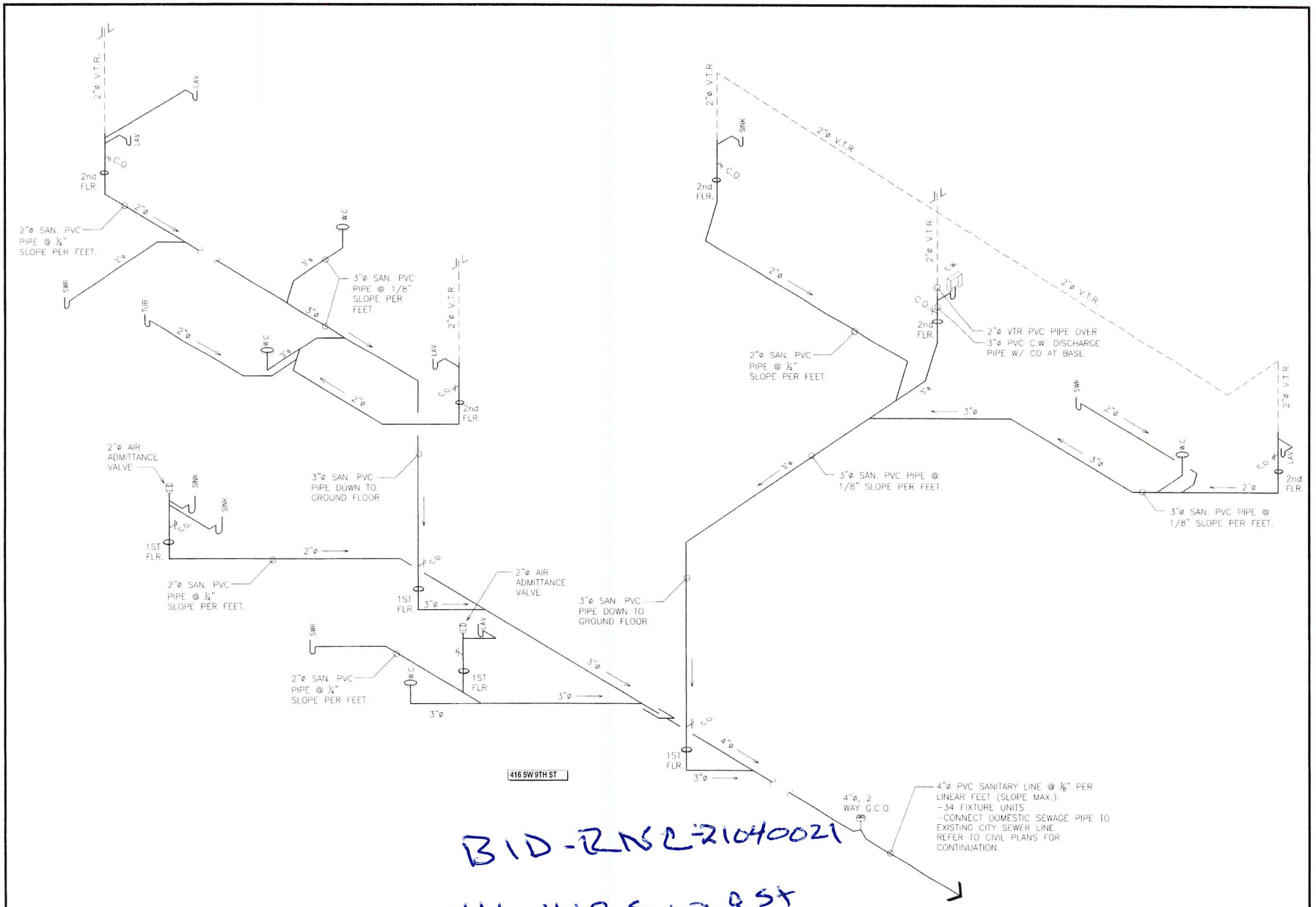
GUSTAVO J. CARBONELL, P.A.
Architect and Planner
1457 N.E. 4th. AVE.
Ft. Lauderdale, Florida. 33304
(954) 467-5565
Member American Institute of Architects
FLORIDA REGISTRATION
AR NO. 0007957
AA NO. 26001131

TWO FAMILY DWELLING AT TARPON RIVER LOT 5 BLOCK 9
416 AND 418 S.W. 9th STREET
FORT LAUDERDALE, FLORIDA 33315

MAR 0 9 2021

STATE OF FLORIDA
GUSTAVO J. CARBONELL
AR 0007957
REGISTERED ARCHITECT
AA 26001131

DRAWN	
CHECKED	G.J.C.
DATE	10/31/2020
SCALE	
JOB NO.	20-032
P-1.0	
OF	SHEETS



BID-RNQ-21040021

416 418 S.W. 9ST

1 ISOMETRIC PLUMBING RISER UNIT: 416 SW 9th ST.

SCALE: NTS

C:\Users\Gustavo Carbonell\Gustavo Carbonell - Office\2020\10-032 TARPON RIVER LOTS 5 AND 6 GIANCARLO CUESTA\LOT 5\5 FOLA MERBLU.dwg, 3/30/2021 1:00:41 PM - DWG To PDF.pc3

REVISION	BY

GUSTAVO J. CARBONELL, P.A.
Architect and Planner
1457 N.E. 4th AVE.
Ft. Lauderdale, Florida, 33304
(954) 462-6565
Member American Institute of Architects
FLORIDA REGISTRATION NO. 0007057
AA NO. 26001131

TWO FAMILY DWELLING AT TARPON RIVER LOT 5 BLOCK 9

416 AND 418 S.W. 9th STREET FORT LAUDERDALE, FLORIDA 33315

MAR 0 9 2021

STATE OF FLORIDA
GUSTAVO J. CARBONELL
AR 0007057
REGISTERED ARCHITECT
AA 26001131

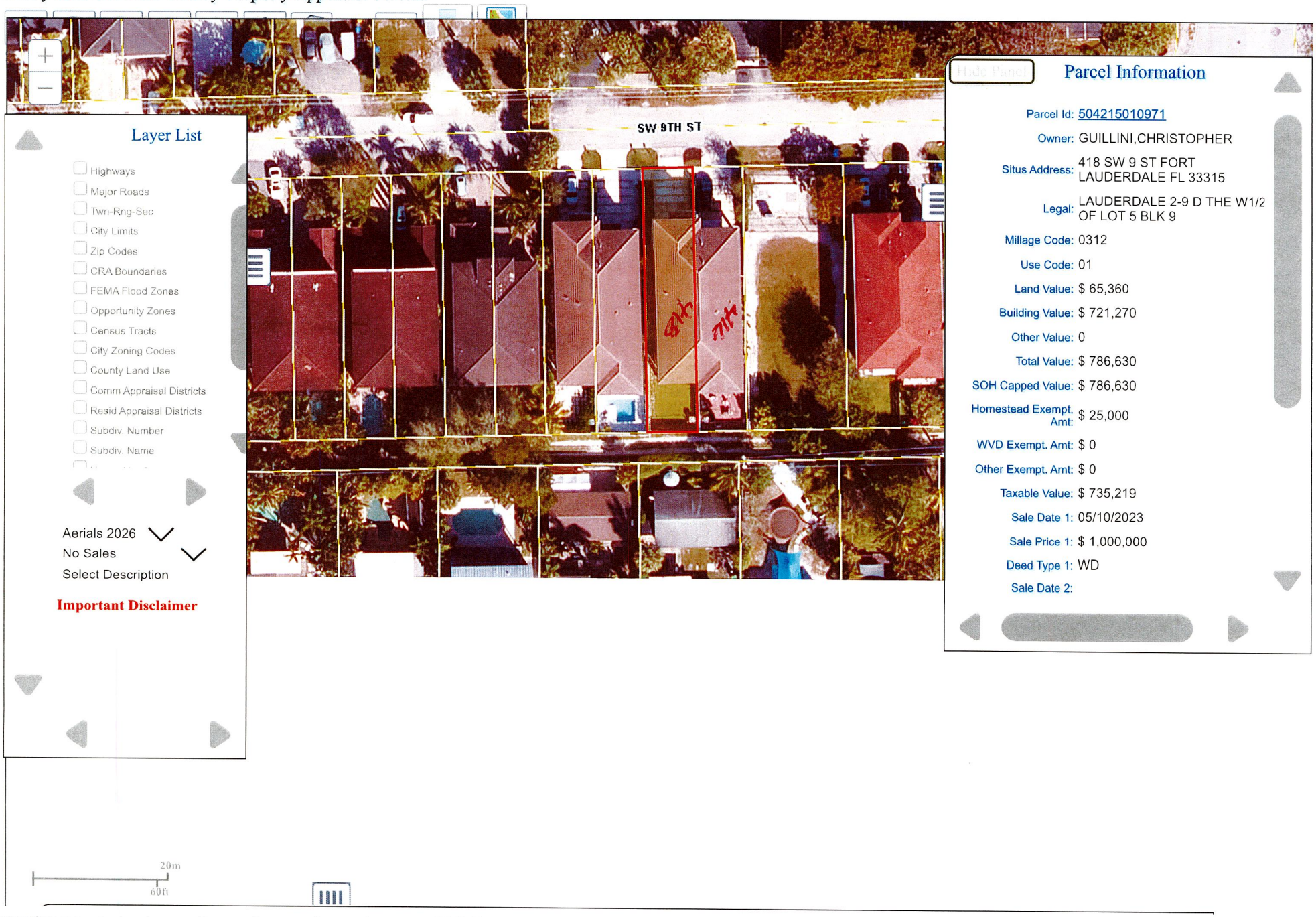
DRAWN	
CHECKED	G.J.C.
DATE	10/31/2020
SCALE	
JOB. NO.	20-032

P-3.0

OF SHEETS

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Marty Kiar Broward County Property Appraiser Florida



18

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Marty Kiar Broward County Property Appraiser Florida



Layer List

- Highways
- Major Roads
- Twn-Rng-Sec
- City Limits
- Zip Codes
- CRA Boundaries
- FEMA Flood Zones
- Opportunity Zones
- Census Tracts
- City Zoning Codes
- County Land Use
- Comm Appraisal Districts
- Resid Appraisal Districts
- Subdiv. Number
- Subdiv. Name

Aerials 2026

No Sales

Select Description

Important Disclaimer

Hide Panel

Parcel Information

Parcel Id:	504215010970
Owner:	ONORATO,ROBERTO ANTONI PETRUSO,MADDALENA
Situs Address:	416 SW 9 ST FORT LAUDERDALE FL 33315
Legal:	LAUDERDALE 2-9 D THE E 1/2 OF LOT 5 BLK 9
Millage Code:	0312
Use Code:	01
Land Value:	$ 65,400
Building Value:	$ 727,150
Other Value:	0
Total Value:	$ 792,550
SOH Capped Value:	$ 792,550
Homestead Exempt. Amt:	$ 25,000
WVD Exempt. Amt:	$ 0
Other Exempt. Amt:	$ 0
Taxable Value:	$ 741,139
Sale Date 1:	05/26/2023
Sale Price 1:	$ 960,000
Deed Type 1:	WD
Sale Date 2:	06/09/2005

20m
60ft

19

Cruz-Vellon, Jose

From: Orlando Arrom <OArrom@fortlauderdale.gov>
Sent: Tuesday, May 12, 2026 12:54 PM
To: Cruz-Vellon, Jose
Cc: Noel Zamora; Enrique Salvador; Burt Ford; Timothy Thompson
Subject: CFL Public Sewer Definition and Connection Requirements

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Report Suspicious

Jose,

The following includes substantially more information than you originally requested, but I wanted to provide the complete reference in case you need to conduct a deeper analysis. For ease of reference, I have highlighted the specific section discussed during the meeting that defines "public sewer" and outlines the applicable connection requirements.

Key Definitions:

Sec. 28-26. - Definitions and abbreviations.
(8) *Building sewer. In plumbing, the extension from the building drain to the public sewer or other place of disposal and is also called "house connection," "service connection," "service lateral" or "house sewer."*
(75) *Public sewer. A sewer which is owned or controlled by the city, or both.*
(81) *Service lateral. A sewer connection extending from the collecting sewer in the street to a customer's property line or from the collecting sewer in an easement to the easement line, and the term is often referred to as a "house connection".*

Sanitary sewer connection feasibility.

Sec. 28-32. - Septic tanks. (a) No septic tank for sewage shall be constructed in any part of the city where a city sanitary sewer is accessible or available, nor shall it be lawful to continue use of a septic tank on any lot, piece or parcel of ground abutting on or contiguous to any city sanitary sewer for a period longer than ninety (90) days after sewers have been installed and placed into use.

Sec. 28-33. - Connection to sanitary sewer required. (a) Except as provided herein, every owner of a lot or parcel of property in the city which abuts upon any street or public way containing a sewer line, upon which lot or parcel of property a building shall have been constructed for residential, commercial or industrial use, must cause such building to be connected with the sanitary sewer system within ninety (90) days from the completion date as certified by the city engineer.

Sec. 28-34. - Use of other sanitary disposal prohibited after city sewer service available.
All occupants of any building constructed for residential, commercial or industrial use and to which the sanitary sewer facilities of the city are available are prohibited from using any method other than the sanitary sewer system of the city for the disposal of sewage waste or other polluting matter.

System Maintenance Responsibility.

Sec. 28-37. - Sewer maintenance.
(a) *Extent of city maintenance. The city shall not be responsible for the repair and maintenance of house sewers from the service connections nor for privately owned pumping stations, force mains and sewers. The city shall be*

responsible only for the repair and maintenance of all public sewers, pumping stations, and force mains in the city's system and shall make a diligent effort to inspect and keep these facilities in good repair.

(b) *Customer's maintenance. The customer shall be responsible for the maintenance of the plumbing from the service connection at the house sewer into and including the house plumbing. The customer shall be responsible for keeping the house sewer, in addition to the plumbing, free from obstructions. The city shall have the right to inspect the service connection and plumbing and to discontinue water service to any customer or property owner who fails to maintain the plumbing to the extent that it may or does cause harm to the sewer facilities.*

(c) *Liability for clogged house sewer. In the event of a clogged house sewer, the customer should obtain the services of a plumber. If the customer requests the public works department services to unclog a house sewer line and it is determined that the stoppage is located between the service connection and house plumbing, then the expense of uncovering the service cleanout and/or cleaning the house sewer line shall be borne by the customer. The public works department shall not be obliged to clean the house sewer line located on the customer's property. Should it be determined that the stoppage is located between the service connection and the city sanitary collection system, then no charge is made to the customer.*

Sec. 28-56. - Maintenance by property owner. *It is the property owner's responsibility to maintain their sanitary sewer service upon and from their property to the city main sewer in the adjacent public right-of-way.*

Development Connections:

Sec. 28-58. - Making connections to sewers.

(a) *House and business sewers from buildings shall be connected to the **public sewers** only at such service connections as may be designated in the building or engineering permit. No person other than designated city employees shall authorize tap, cut into, or break open or connection to any main sewer other than the service connection provided therefor.*

(b) *All connections of the building sewers to public sewers shall be made by using materials approved by the city with a six-inch cleanout extended to grade and a threaded cleanout plug located within three (3) feet of the property line. The owner shall supply the approved materials and perform the construction of their sewer lateral and cleanout. All cleanouts in paved areas shall be protected by an approved H-20 traffic rated cleanout "traffic cover".*

(c) *Should an additional service connection be required and should such requirement necessitate a tap, cut-in or insertion into the main sewer, such tap, cut-in, connection, or insertion shall be made only by a licensed Florida State Underground Utility and Excavation Contractor or a Broward County Florida Engineering Contractor. All permits shall be obtained and service charges paid in full before the lateral is installed.*

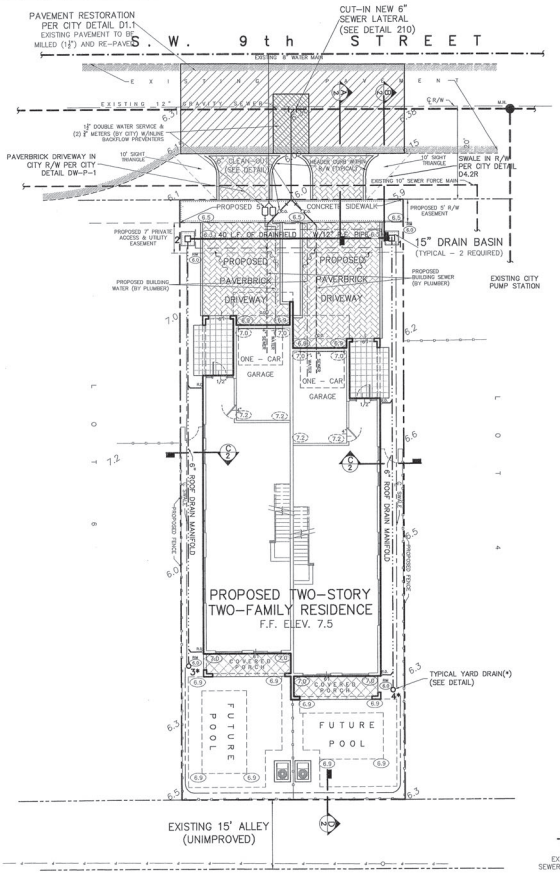
(d) *The property owner shall be responsible for procuring the services of a Florida licensed professional engineer, providing plans, specifications and details, obtaining plumbing and engineering permits, paying permit fees and hiring a plumber, approved contractor and underground utility and excavation contractor to perform the work to construct building sewers, sanitary sewer systems and any right-of-way, swale, stormwater, roadway, utility and sidewalk restoration and repairs.*

Thank you for your attention to this matter. Should you have any questions or if I can be of any further assistance, please do not hesitate to reach out.

Best regards,

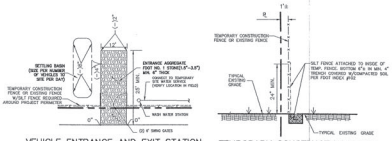
Orlando Arrom, P.E. | Land Development Manager
Engineering Division | Development Services Department
City of Fort Lauderdale
700 N.W. 19th Avenue, Fort Lauderdale, FL 33311
O: 954-828-5285
E: OArrom@fortlauderdale.gov
WeAreFTL

Original Plan:
416 and 418 SW 9th Street
Fort Lauderdale, FL 33315



P L A N SCALE: 1"=10'

NOTES:
1. THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM – NAVD 1988
2. PROPERTY LIES IN FLOOD AE 6 – AUG., 18, 2014
3. THIS PLAN IS FOR PAVING AND DRAINAGE ELEVATIONS & DETAILS, AND UTILITIES LOCATIONS ONLY. FOR EXACT LAY-OUT, SEE SITE PLAN PREPARED BY ARCHITECT.

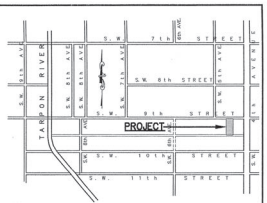


VEHICLE ENTRANCE AND EXIT STATION
EXACT LOCATION TO BE DETERMINED IN FIELD

TEMPORARY CONSTRUCTION FENCE W/SILT FENCE

CITY POLLUTION PREVENTION NOTES

a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities.
b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.
c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporal construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch Course Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
iv. Trucks shall not 'cut corners' where the construction exit meets the roadways.
v. Sweeping of public roadways shall be done periodically as condition demand.
j) Dust generated from construction shall be minimized by daily watering of the site.
k) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.
The inspection report shall include at a minimum the following information:
i. Name of inspector and his/her qualifications in erosion and sedimentation control
ii. Date of the inspection
iii. Rainfall rate
iv. Observations about the SWPP
v. Actions taken by contractor for all incidents of noncompliance with permit(s)
vi. Certification that the facility is in compliance with the SWPP and permit(s)



LOCATION PLAN N. T. S.

LAND DESCRIPTION:
LOT 5, BLOCK 9, "LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LEGEND:

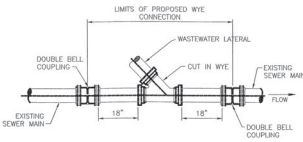
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING PAVEMENT
- PROPOSED PAVER BRICK PAVEMENT
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- EXISTING UTILITIES TO BE REMOVED
- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- DIRECTION OF RUN-OFF
- EXISTING TEE
- PROPOSED TEE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT

DRAINAGE CALCULATIONS:
1. Requirement: Retain 2-1/2" x % Impervious
6250 S.F. x 2-1/2" x 82% = 1068 C.F.

2. Drainfield Provided:
H_2 = 4.5' W = 5'
D_S = 3.5' K = 1 x 10^{-4} (CFS/SF^2- FT HEAD)
D_S = 0.5' L = 40'

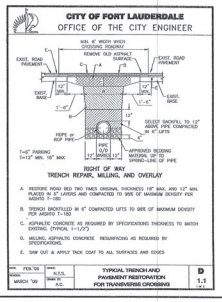
a. Volume Stored in Trench
V(C.F.) = 0.5 x W x D_S x L= 0.5 x 5 x 3.5 x 40 = 350 C.F.

b. Volume Exfiltrated
V(C.F.) = 3600 K L [H_2W + 2(H_2)^2 + 2$H_2$$D_S$]
= 3600 (1x10^{-4} (40) [4.8(5)+2(4.8)3.5^2+(4.8)0.5] = 722 C.F.
Total = 1072 C.F.



NEW LATERAL ON EXISTING GRAVITY WASTEWATER MAIN

210



PAVING, GRADING, AND DRAINAGE WATER AND SEWER SERVICE CONNECTIONS PLAN
GUSTAVO J. CARBONNEL ARCHITECT FORT LAUDERDALE, FLORIDA
416/418 S.W. 9th STREET
JOHN B. SMITH ENGINEERS, INC. 1457 N.E. 4th AVENUE FORT LAUDERDALE, FLORIDA 33304 PHONE: (954) 763-4177 CERTIFICATE OF AUTHORIZATION NO. 1688

DESIGN	DRAWN	DATE	FILE
R.C.S.	RCS	JAN., 2021	21-102

Approved By: Robert C. Smith, P.E. Registered Engineer No. 31177 — 9/2/2021 — State of Florida

SHEET C1 OF 2

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: Administrative Director

DATE: July 9, 2026

RE: Proposed Board of Rules and Appeals Pay Plan – Fiscal Year 2027

Recommendation

It is recommended that the Board of Rules and Appeals approve, by vote, the proposed Board of Rules and Appeals Pay Plan, effective October 1, 2026, which establishes updated salary ranges for Board positions and continues existing compensation provisions previously adopted by Board action.

Reasons

The current Board of Rules and Appeals Pay Plan was last reviewed and updated in 2022 and reflects the organizational structure, position classifications, and compensation framework that existed at that time. Since then, the Board has experienced changes in staffing classifications, organizational responsibilities, operational requirements, and labor market conditions.

The proposed pay plan represents the first comprehensive review of the Board's compensation structure since 2022. During this period, BORA has experienced increased regulatory and administrative responsibilities, implementation of new technology initiatives, increased financial oversight requirements, and additional statutory obligations affecting its operations.

The proposed classification structure and salary ranges are intended to align compensation with current job responsibilities, to ensure the BORA remains competitive in attracting and retaining qualified personnel while providing flexibility for future succession planning and operational needs.

Additional Information

Approval of the proposed pay plan establishes authorized salary ranges for staff positions. Approval does not automatically result in salary increases for existing employees. Any future salary adjustments will remain subject to annual budget appropriations and, where required, Board approval.

Respectfully Submitted,



Dr. Ana C. Barbosa

Comparison Table

The 2022 Pay Plan contained only four classifications; the 2027 Pay Plan reflects the Board's current organizational structure:

Position	2022 Pay Range	Proposed FY 2027 Pay Range	Change
Administrative Director	$108,889.87 – $173,787.74	$145,000.00 – $250,000.00	Updated range to reflect executive-level responsibilities, market conditions, and organizational growth
Chief Code Compliance Officer	$87,651.20 – $139,891.65	$105,000.00 – $210,000.00	Updated range to remain competitive for highly specialized licensed professionals
Administrative Coordinator*	$49,146.66 – $78,437.84	Position Reclassified	Organizational Restructuring
Administrative Specialist	N/A	$55,000.00 – $85,000.00	Reclassified from Board Clerk
Operations Manager	N/A	$95,000.00 – $170,000.00	New Classification
Executive Assistant	N/A	$56,594.10 – $90,324.62	New Classification
Board Clerk*	N/A	Position Reclassified	Reclassified to Administrative Specialist
Communications & Marketing Specialist	N/A	$55,000.00 – $85,000.00	New Classification
Payroll & Accounting Specialist	N/A	$55,000.00 – $85,000.00	New Classification

*Administrative Coordinator and Board Clerk positions have been replaced by classifications that more accurately reflect the Board's current operational needs and responsibilities.