



At this time any individuals wishing to speak on the Item were sworn in by Town Attorney D.J. Doody, and any *ex parte* communications were disclosed by the Commissioners.

Planning Consultant Graham Long, CG&A, stated that the Application requests a variance from Section 12-124 of Town Code, which addresses yard requirements, to place a generator within the property's north side yard, which is roughly 15 ft. from the property line. The Applicants' proposed plans have not changed since the previous hearing of the Application.

Mr. Long advised that after the previous variance request was denied, Town Staff worked with the Applicants to discuss other possible locations for the generator, including two locations in the front yard and one location in the rear yard. There were several reasons why these areas were not appropriate for generator installation, including Federal Emergency Management Agency (FEMA) flood plain regulations, as well as the fact that the house is built to the easterly building line.

Mr. Long concluded that generators must be shown on a property's Site Plan. Should the Commission approve the variance request, the Applicants' Site Plan would require amendment to include the generator. No other changes are proposed to the Site Plan.

The generator would be placed at ground level on the property; however, Mr. Long explained that the ground has been raised in a portion of the side yard. The generator would be placed at first floor level on the north side and would not be visible above the fence. The generator must also be screened.

Mayor Miller requested clarification that no other prospective locations were available for the generator without a variance. Mr. Long confirmed that he had reviewed all three alternatives: the rear yard would require a variance for placement to the east of the easterly building line, while one front yard location would require a variance for not meeting the required 45 ft. setback from the center line of A1A. The second front yard location would require a variance to place the generator in the underground garage area, where FEMA flood plain concerns came into play.

Mr. Long continued that the Applicants have submitted specifications for the type of generator to be installed. Any approval would apply only to those specifications. He reiterated that the generator would be enclosed in order to mitigate noise as well as street and neighborhood view.

Commissioner Reiser asked why rooftop placement was ruled out. Mr. Long replied that generators are not typically located on the roofs of single-family homes. Members of the Staff team had clarified that this would result in structural issues related to weight, vibration, and noise.

Nick Terzier, 2495 E. Commercial Boulevard, Fort Lauderdale, Florida, representing Double P Construction, also stated that since the Applicants' previous appearance before the Board, they had researched available options for placement of the generator, all of which would have required a variance. The proposed Site Plan is the least infringing of these options.

Commissioner Andreano observed that while noise may be a concern, the generator would be screened for noise reduction and would only be used during emergencies. Mr. Terzier added that the generator selected by the Applicants is the quietest available on the market at approximately 67 decibels.

Town Attorney Doody noted that generators are typically run once per week to maintain battery charge, and asked if the Commission had any thoughts on restricting the days and times in which these test runs would be made. Mayor Miller suggested that test runs be allowed within the Town's normal construction hours. Town Manager Mac Serda advised that if this is not already part of Code, it could be added to Code rather than to a development order.

Mr. Terzier continued that because the property is being renovated, building is occurring on top of the structure's existing walls and foundation. This left the Applicants with fewer options that had enough space to house the generator. He did not know if the previous house had a generator.

Mayor Miller asked if the Applicants had obtained letters of no objection from their neighbors. Mr. Terzier replied that neighbors had provided these letters for the previous submittal of the Application.

At this time Mayor Miller opened the public hearing, which she closed upon receiving no input.

**Motion** made by Vice Mayor Ravanese, seconded by Commissioner Andreano, that the variance be granted. In a roll call vote, the **motion** passed unanimously (5-0).


## II. ADJOURNMENT

**Motion** made by Vice Mayor Ravanese, seconded by Commissioner Reiser, to adjourn. In a voice vote, the **motion** passed unanimously (5-0).

There being no further business before the Board of Zoning and Appeals, the meeting was adjourned at 9:20 a.m.

ADOPTED THIS 6<sup>th</sup> DAY OF January, 2026.

By:   
Dawn Miller, Mayor

ATTEST:  
  
Sherry D. Henderson, CMC Town Clerk  
1/6/2026