

**BOARD OF ADJUSTMENT (BOA)  
ELECTRONIC CASE PACKAGE**

**DATE: Wednesday, June 10, 2026**

**AGENDA ITEM #: 3**

**CASE #: PLN-BOA-26050003**

**NOTES: New Case**

Board of Adjustment (BOA)

- **CODE SECTION(S)**
- **PROPERTY DETAILS**

Board of Adjustment (BOA)

# PLN-BOA-26050003

## **Sec. 47-19.2.S Mechanical and plumbing equipment.**

S. Mechanical and plumbing equipment. Mechanical and plumbing equipment, such as air conditioner compressors, generators, lawn irrigation pumps, and swimming pool accessories shall not be located in the required front yard, but may be located within the required side or rear yards, but shall be no closer than five (5) feet from any property line provided that no such structure exceeds five (5) feet in height measured from the grade, eight (8) feet in length and limited to an area of forty (40) square feet.

# Record

Me Re e Search New GIS Reports Help My Filters --Select-- Module Planning I

Showing 1-28 of 28

| <input type="checkbox"/> | <u>Record, Permit, or Account #</u>    | <u>Record Description</u>                              | <u>Application Name</u>           | <u>Record Type</u>                    | <u>Balance</u> | <u>Planner Name</u> | <u>Street #</u> | <u>Dir</u> | <u>Street Name</u> | <u>Type</u> | <u>Unit # (start)</u> | <u>Status</u> |
|--------------------------|--|--|-----------------------------------|---------------------------------------|----------------|---------------------|-----------------|------------|--------------------|-------------|-----------------------|---------------|
| <input type="checkbox"/> | <a href="#">PLN-BOA-26050003</a>       | Variance request to a ow insta ation of residen...     | Ha iczer Residence                | Z- Board of Adjustment (BOA)          | 0              |                     | 2505            |            | SEA ISLAND I       | DR          |                       | Open          |
| <input type="checkbox"/> | <a href="#">BLD-ROOF-WT-24110067</a>   | RE ROOF TILE ROOF, REMOVE EXISITING,INSTALL NEW T...   | On ine Wa k-Thru- ReRoof I        | Wa k-Thru - Re-Roof                   | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete      |
| <input type="checkbox"/> | <a href="#">MEC-RES-23020020.R001</a>  | Mechanica Asbui ts - show manuf. of exhaust fan ...    | Ha iczer Residence                | P an Revision                         | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete      |
| <input type="checkbox"/> | <a href="#">MEC-RES-23070001.R001</a>  | As bui t mechanica p an                                | Ha iczer Residence                | P an Revision                         | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Awaiting C    |
| <input type="checkbox"/> | <a href="#">BLD-RALT-23010018.R002</a> | Mechanica revision                                     | Ha iczer Residence I              | P an Revision                         | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Void          |
| <input type="checkbox"/> | <a href="#">MEC-HVCHG-23070043</a>     | Move a/c out ets, rep ace bath fan                     | James Ha iczer                    | Mechanica HVAC Changeout Permit I     | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Void          |
| <input type="checkbox"/> | <a href="#">MEC-RES-23070001 I</a>     | PREFAB FIREPLACE FOR BLD-RALT-23010018 I               | Ha iczer Residence I              | Mechanica Residentia Permit I         | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete I    |
| <input type="checkbox"/> | <a href="#">ELE-RES-23060178 I</a>     | Remode bar e ectric I                                  | Ha iczer I                        | E ectrica Residentia Permit           | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Void          |
| <input type="checkbox"/> | <a href="#">BLD-RALT-23010018.R001</a> | Change out existing pre fab firep ace with new pr... I | Ha iczer Residence I              | P an Revision                         | 0              |                     | 2505            |            | SEA ISLAND I       | DR          |                       | Void          |
| <input type="checkbox"/> | <a href="#">ELE-RES-23020040 I</a>     | ELECTRICAL FOR BLD-RALT-23010018 I                     | Ha iczer Residence I              | E ectrica Residentia Permit I         | 0 I            |                     | 2505 I          |            | SEA ISLAND         | DR          |                       | Comp ete I    |
| <input type="checkbox"/> | <a href="#">PLB-RES-23020054 I</a>     | PLUMBING FOR BLD-RALT-23010018 I                       | Ha iczer Residence I              | P umbing Residentia Perhit            | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete      |
| <input type="checkbox"/> | <a href="#">MEC-RES-23020020 I</a>     | MECHANICAL FOR BLD-RALT-23010018 I                     | Ha iczer Residence I              | Mechanica Residentia Perhit           | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete      |
| <input type="checkbox"/> | <a href="#">BLD-RALT-23010018 I</a>    | BATHROOM REMODEL AND REPLACE BAR IN FAMILY ROOM        | Interior Improvements Ha icz...   | Residentia A teration Permit          | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete      |
| <input type="checkbox"/> | <a href="#">PM-17112133</a>            | DUCT SYSTEM REPLACEMENT FOR UPSTAIRS ZONE ~NOC ~ ... I | DUCT SYSTEM REPLACEMENT FOR ...   | Mechanica Residentia Permit           | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete      |
| <input type="checkbox"/> | <a href="#">PM-17101650</a>            | REPLACE ONE 16 X 7 FT GARAGE DOOR                      | REPLACE ONE 16 X 7 FT GARAGE...   | Window and Door Permit                | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete      |
| <input type="checkbox"/> | <a href="#">PM-17041877</a>            | REPLACE 50 LF DOCK ON EXISTING PILE ~ ~ER00040574...   | REPLACE 50 LF DOCK ON EXISTI...   | Boat ift-Dock-Seawa -Pi e Permit I    | 0              |                     | 2505            |            | SEA ISLAND I       | DR          |                       | Comp ete I    |
| <input type="checkbox"/> | <a href="#">PM-16011379</a>            | REROOF TILE 400 SF ~ ~NOC ~ ~RECHECK 01/26/16          | REROOF TILE 400 SF                | Re-Roof Permit                        | 0 I            |                     | 2505 I          |            | SEA ISLAND         | DR          |                       | Comp ete      |
| <input type="checkbox"/> | <a href="#">PM-15121010</a>            | AC CHANGEOUT X2 4TON 10KWH                             | AC CHANGEOUT X2 4TON 10KWH        | Mechanica HVAC Changeout Permit       | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete I    |
| <input type="checkbox"/> | <a href="#">PM-10111055</a>            | INSTALL HOOD FOR COOKTOP BP 10101680                   | INSTALL HOOD FOR COOKTOP BP ... I | Mechanica Residentia Permit           | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete      |
| <input type="checkbox"/> | <a href="#">PM-10101680</a>            | KITCHEN REMODEL SFR: B-REV2-PLUMB ISSUED 1/11/2011 I   | KITCHEN REMODEL SFR: B-REV2-...   | Residentia A teration Permit          | 0              |                     | 2505            |            | SEA ISLAND         | DR I        |                       | Comp ete      |
| <input type="checkbox"/> | <a href="#">PM-10101684</a>            | PLUMBING FOR KITCHEN REMODEL                           | PLUMBING FOR KITCHEN REMODEL      | P umbing Fixture Rep acement Permit I | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete      |
| <input type="checkbox"/> | <a href="#">PM-10101686 I</a>          | ELECTRIC FOR KITCHEN REMODEL                           | ELECTRIC FOR KITCHEN REMODEL      | E ectrica Residentia Permit           | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete      |
| <input type="checkbox"/> | <a href="#">PM-08011294</a>            | Insta Burg ar A arm                                    | Insta Burg ar A arm               | E ectrica Burg ar A arm               | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete      |
| <input type="checkbox"/> | <a href="#">PM-05122142</a>            | REPLACE ONE 4 TON & ONE 3.5 TON AC'S                   | REPLACE ONE 4 TON & ONE 3.5 ...   | Mechanica HVAC Changeout Permit       | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete I    |
| <input type="checkbox"/> | <a href="#">PM-02121139</a>            | ELECTRICAL WIRING FOR RESIDNETIAL ALTERATION           | ELECTRICAL WIRING FOR RESIDN...   | E ectrica Residentia Permit           | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete      |
| <input type="checkbox"/> | <a href="#">PM-02121176</a>            | REPLACE LAUNDRY ROOM SINK BP 02101437                  | REPLACE LAUNDRY ROOM SINK BP... I | P umbing Fixture Rep acement Permit I | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete      |
| <input type="checkbox"/> | <a href="#">PM-02101437</a>            | WINE CELLAR IN LAUNDRY ROOM (ELEC - MECH - PLUMB) I    | WINE CELLAR IN LAUNDRY ROOM ...   | Residentia A teration Permit          | 0              |                     | 2505            |            | SEA ISLAND         | DR          |                       | Comp ete      |
| <input type="checkbox"/> | <a href="#">PM-01081876</a>            | A/C CHANGEOUT 3.5 TON (CONDENSER ONLY)                 | A/C CHANGEOUT 3.5 TON (CONDE...   | Mechanica HVAC Changeout Permit       | 0 I            |                     | 2505 I          |            | SEA ISLAND I       | DR I        |                       | Comp ete      |

- **PUBLIC NOTICE**
- **APPLICATION FORM**
- **PROOF OF OWNERSHIP**
- **MAIL NOTIFICATION**
- **AGENT AUTHORIZATION FORM (IF APPLICABLE)**

Board of Adjustment (BOA)



**BOARD OF ADJUSTMENT MEETING NOTICE**

**Date: May 29<sup>th</sup>, 2026**

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, June 10<sup>th</sup>, 2026 at 6:00 pm.**

This meeting will be held in-person at: **Development Services Department, 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, Florida 33311** to determine whether the following application should be granted.

To view more information about this item, please visit: [www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA)

|                             |   |
|-----------------------------|---|
| <b>CASE:</b>                | <b>PLN-BOA-26050003</b>   |
| <b>OWNER:</b>               | HALICZER, JAMES S & PAULA   |
| <b>AGENT:</b>               | ROBERT LOCHRIE III, ESQ.  |
| <b>ADDRESS:</b>             | 2505 SEA ISLAND DRIVE, FORT LAUDERDALE, FL 33301  |
| <b>LEGAL DESCRIPTION:</b>   | LOT 23, BLOCK 50, LAUDERDALE ISLES RE-AMEND PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA (SEE SURVEY). |
| <b>ZONING DISTRICT:</b>     | RS-4.4 - Residential of Single Family/Low Density   |
| <b>COMMISSION DISTRICT:</b> | 2   |
| <b>REQUESTING:</b>          | <b><u>Sec. 47-19.2.S Mechanical and plumbing equipment.</u></b>   |

Requesting a variance to allow installation of residential generator within the side yard at a distance of 1.4 feet from the property line, whereas the code requires mechanical equipment to be 5 feet from the property line, a total variance request of 3.6 feet.

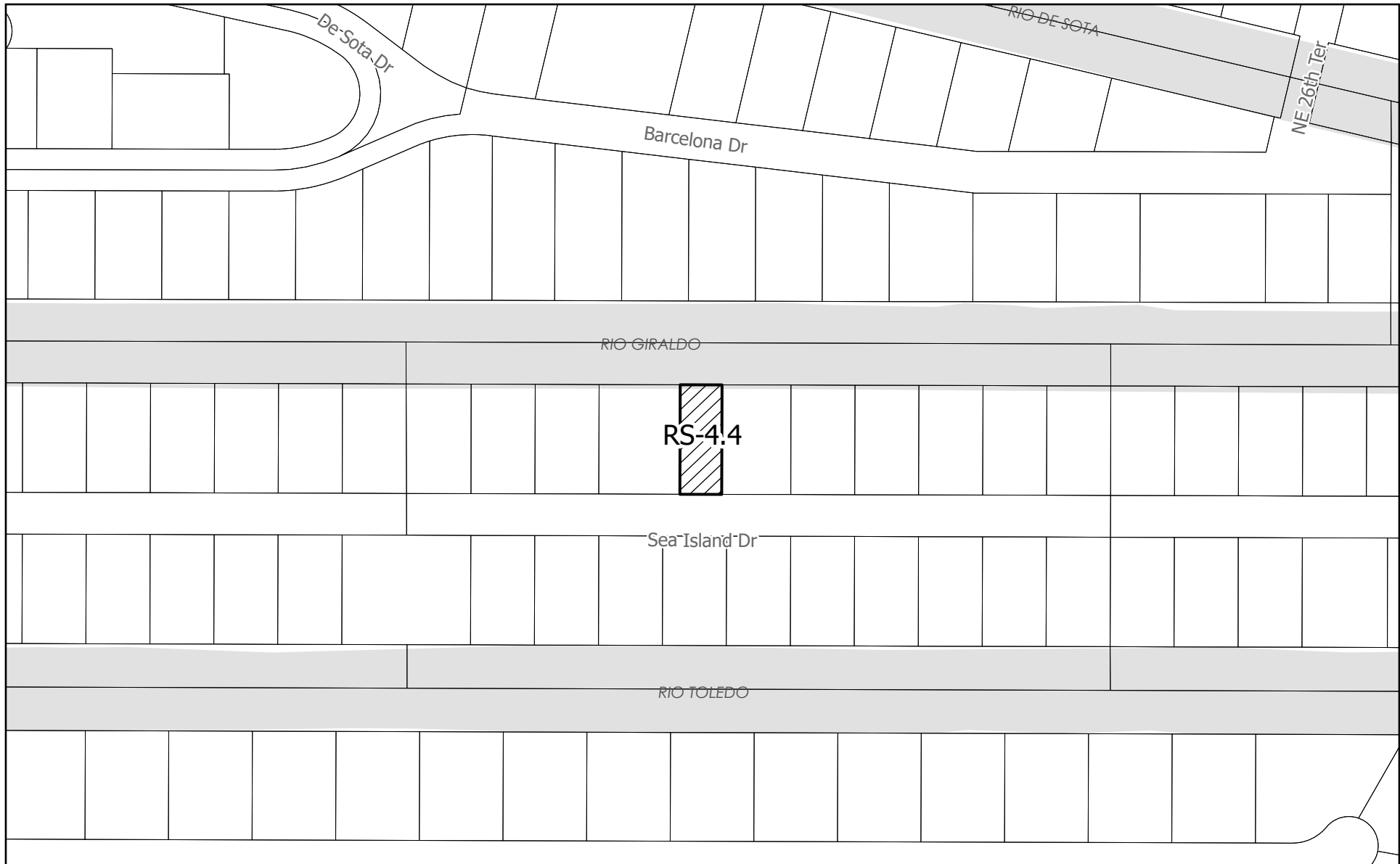
**To watch and listen to the Board of Adjustment Meeting:**  
[www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv) , [www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)  
**Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99**

If you have any questions, please feel free to contact me directly at 954-828-6342.

MOHAMMED MALIK  
ZONING ADMINISTRATOR


**Florida Statutes, Sec. 286.0105**


**NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.**

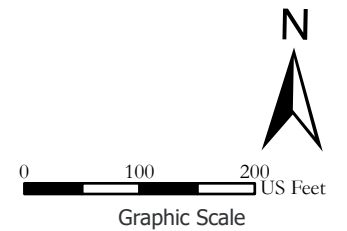


PLN-BOA-26050003

LEGEND

 Municipal Boundary

 Subject Site





CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

**DATE:** June 10th, 2026

**TIME:** 6:00 P.M.

**CASE:** PLN-BOA-26050003

### Sec. 47-19.2.S Mechanical and plumbing equipment.

- Requesting a variance to allow installation of residential generator within the side yard at a distance of 1.4 feet from the property line, whereas the code requires mechanical equipment to be 5 feet from the property line, a total variance request of 3.6 feet.

**MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT**  
700 N.W. 19<sup>TH</sup> AVENUE (LOBBY)  
FORT LAUDERDALE, FL., 33311  
CONTACT: 954-828-6506

**TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:**  
<https://www.fortlauderdale.gov/government/BOA>  
[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)  
To view more information about this item, please visit:  
[www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA)

*This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.*

*In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a*





SIGN NOTIFICATION REQUIREMENTS AND AFFIDAVIT (BOA ONLY)

SIGN NOTICE

Applicant must POST SIGNS (for Board of Adjustment) according to Sec. 47-27.2 Types of Public Notice and 47-27.9 Variance, Special, Special Exception, Temporary Non-Conforming Use, Interpretation Requires the following notice:

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date, and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time, and place shall be stated on the sign or changed as applicable.
The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

BOA CASE NO: PLN-BOA-26050003

APPLICANT: James S. Haliczzer & Paula Haliczzer

PROPERTY ADDRESS: 2505 Sea Island Drive, Fort Lauderdale, Florida 33301

PUBLIC HEARING DATE: June 10, 2026

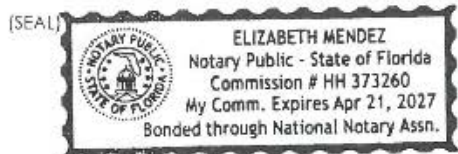
BEFORE ME, the undersigned authority personally appeared, who upon being duly sworn and cautioned, under oath deposes and says:

- Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.
Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit \$4 (Initial here)

[Signature] SWORN TO AND SUBSCRIBED
Affiant

before me in the County and State above aforesaid this 24 day of May 2026



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/21/27





**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
DATE: June 14th, 2020 TIME: 6:00 P.M. CASE: PLN-BOJ-20033323  
**Sec. 47-12.2.3 Mechanical and plumbing equipment.**  
- Erecting a canopy to the installation of mechanical equipment within the side yard of a lot on 1-4 1964 Sun Bay Property, and within the side yard, mechanical equipment to be a part from the property, to a total proposed height of 12 feet.



BOARD OF ADJUSTMENT AND ADMINISTRATIVE VARIANCE APPLICATION FORM

Revision Date: 11/08/2025 Print Date: 11/08/2025 Application Form: All Applications - BOAAVF

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed, please be aware additional information may be required to fully address the variance/interpretation/special exception requested.

A APPLICANT / PROPERTY OWNER (For purpose of identification, the Property Owner is the Applicant)
Name: James S. Haliczzer and Paula Haliczzer
Address: 2505 Sea Island Drive
City, State, Zip: Fort Lauderdale, FL 33301
Phone: 954-895-3799
Email: jhaliczzer@outlook.com
Proof of Ownership: Attach Tax Record/Warranty Deed
APPLICANT SIGNATURE: Agent Authorization Form Attached

B AGENT (If agent will be representing the Property Owner, an agent authorization form is required)
Name: Robert B. Lochrie III, Esq.
Address: 699 N. Federal Highway, Suite 400
City, State, Zip: Fort Lauderdale, FL 33304
Phone: 954-779-1119
Email: rlochrie@lochrielaw.com
Agent Authorization Form: Attach Agent Authorization Form
AGENT SIGNATURE: [Signature]

C BUSINESS OWNER (if applicable, e.g. Hotel, Restaurant, etc.)
Name: N/A
Address/Email/Phone: N/A

D PARCEL INFORMATION
Project Address: 2505 Sea Island Drive, Fort Lauderdale, Florida 33301
Folio Number(s): 504211090370
Legal Description (per survey): See Survey

E LAND USE INFORMATION
Current Land Use Designation: Low Residential
Current Zoning Designation: RS-4.4
Current Use of Property: Single family home
Site Adjacent to Waterway?: Yes
Provide Related Case/Project #: N/A

F PROJECT INFORMATION This Request is: Existing New
Applicable ULDR Sections: Section 47-19.2.S.-Mechanical and plumbing equipment & Section 47-24.12.-Variances
Variance/Special Exception Request: Variance request to allow installation of a generator within the side yard at a distance less than five (5) feet from the property line.

G DIMENSIONAL REQUIREMENTS (indicate direction N, S, E, W)
Table with columns: Required Per ULDR, Proposed. Rows include Lot Size, Lot Density, Lot Width, Building Height, Structure Length, Lot Coverage, and SETBACKS (Front, Side, Corner/Side, Rear).

APPLICATION TYPE: Select the application type from the list below. Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narrative, and other pertinent documentation.

Table with 4 columns: Variance/Interpretation Request (Before), Variance/Interpretation Request (After), Variance/Interpretation Request-Homesteaded Property (Before), Variance/Interpretation Request-Homesteaded Property (After). Includes completion pages and fees.

Table with 4 columns: Special Exception Request (Before), Special Exception Request (After), Administrative Variance Request (Existing Only), Request for Continuance. Includes completion pages and fees.

Table with 4 columns: Rehearing Request Before the Board, Request for Rehearing, De Novo Hearing Request, Appeal Request. Includes completion pages and fees.

\*\*Administrative Variances are for EXISTING RESIDENTIAL PROPERTIES that have been issued a Certificate of Occupancy and/or built with a Permit.



**CHECKLIST FOR SUBMITTAL AND COMPLETENESS:** The following information and checklist outlines the necessary items for application submittal to ensure the application is complete. Failure to provide this information will result in your application being deemed incomplete.

- Preliminary Meeting Date** Applicant/Agent met with staff on the following date: February 27, 2026
- Application Form** The Application must be complete with the applicable information and signatures (refer to page 1).
- Proof of Ownership** Tax Record, Warranty Deed and/or corporation/Sunbiz document verification
- Narrative** provide specific variance/special exception/interpretation request, applicable ULDR code sections, date, and criteria.
- Color Photographs** Color photos of the property and surrounding context, dated, labeled, and identified as to orientation of photos.
- Survey** must be digitally signed and sealed, showing existing conditions; Survey must be "as built with right-of-way and easement vacations excluded. The survey should consist of the proposed project site alone. Do not included adjacent properties or portions of land(s) not included in the proposed project unless specially requested by the City. **Must be the most recent survey and the date on the survey should not exceed one (1) year. Copy sets of the Survey must be at half-size scale 11x17".**
- Site Plan** A full set of plans must be submitted. A survey may be substituted if the requested variance is clearly indicated. The coversheet on the plan set must state the project name and table of contents. **Copy sets of the Plans must be at half-size scale 11x17".**
- Elevations** If applicable (Elevations may be required by staff depending on the type of variance request(s).
- Landscape Plans** If applicable (Landscape Plans may be required by staff depending on the type of variance request(s).
- Additional Plans** If applicable (Additional Plans may be required by staff depending on the type of variance request(s).
- Agent Authorization Form** An Agent Authorization Form from All Property Owner(s) are required for all properties being represented by anyone other than the property owner. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form. If the Property is owned by a Trust, a copy of the legal signed trust must be provided.
- Mail Notification Documentation** Applicant must order a tax map and property owners mailing list from Broward County Property Appraisers Office. **To place your request, contact Heather Hanson by phone at 954-357-6855 or email [hhanson@bcpa.net](mailto:hhanson@bcpa.net) or contact Kenny Gibbs by phone at 954-357-5503 or email [kgibbs@bcpa.net](mailto:kgibbs@bcpa.net).** **Distribution:** The City of Fort Lauderdale, Zoning Division will mail all notices prior to the Board of Adjustment public hearing/meeting date, as outline in Section 47-27. Additional information regarding mail notification documentation provided below.
  - Envelopes**  
The applicant shall provide non-strip business size (10) envelopes with first-class postage attached (stamps only metered mail is not accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The three hundred (300) feet radius requirement does not apply to administrative variances. Administrative variances will only need noticing to adjacent neighboring properties.

**The return address shall be listed on all envelopes as follows:**  
**City of Fort Lauderdale - Zoning Division (BOA)**  
**700 N.W. 19<sup>th</sup> Avenue**  
**Fort Lauderdale, Florida 33311**
- Tax Map** The Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by folio ID) on the map to cross-reference with property owners' notice list. The 300 feet radius noticing requirement does not apply to administrative variances.
- Property Owners Notice List** The Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.

**INFORMATION:** The purpose of this checklist is to provide guidance regarding the application submittal. The checklist provides a list of specific information needed in order for an efficient and accurate review of plans and supporting documents. Failure to provide the required information will result in the application being deemed incomplete.

Following the receipt of a complete application, the applicant will be required to submit fourteen (14) copies of the entire submittal to the Zoning and Landscape Division to distribute to the Board of Adjustment Board Members. All copies must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Survey and Plans must be at half-size scale 11 x 17".

**GUIDELINES AND LINKS:**

[SUBMIT YOUR APPLICATION SUBMITTAL](#)

[VIEW MEETING DATES AND DEADLINES](#)

[VIEW BOARD OF ADJUSTMENT INFORMATION/AGENDA/BACKUP/MINUTES AND RESULTS](#)

[SUBMITTAL ASSISTANCE, INSTRUCTIONS AND CONVENTION STANDARDS AT FILE NAMEING CONVENTION STANDARDS](#)



Board of Adjustment (BOA) Criteria for Variance/Interpretation

Answer All questions on this page only if you are applying for a Variance/Interpretation request through Board of Adjustment. If additional space is needed, attach additional pages to this page. If you are not applying for a variance/interpretation, select this box

CRITERIA: Applicants must demonstrate a unique hardship attributable to the land by providing a preponderance of the evidence for all of the following criteria. Please state your specific request and answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each, Per section 47-24.12. A.4.

SPECIFIC REQUEST: State the specific request below according to the ULDR or other provisions of the Code.

Variance from ULDR Sec. 47-19.2.S to allow installation of a generator within the side yard at a distance less than five (5) feet from the property line.

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

See attached response document.

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

See attached response document.

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

See attached response document.

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

See attached response document.

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

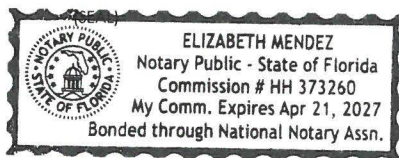
See attached response document.

AFFIDAVIT: Robert B. Lochrie III, Esq. the Owner (Agent) of said property ATTEST that I am aware of the following:

- 1. In order to be entitled to the relief requested in the application an affirmative vote of a majority of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment or Zoning Administrator is limited to the authority vested in the Board or Zoning Administrator by the ULDR and that the Board or Zoning Administrator may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board or Zoning Administrator or designee does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board or Zoning Administrator or designee, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order or the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within one (1) year of the date of entry of the final order of denial.

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 8 day of May, 2024



NOTARY PUBLIC MY COMMISSION EXPIRES: 4/21/27

May 8, 2026

APPLICANT: James S. Haliczzer & Paula Haliczzer  
ADDRESS: 2505 Sea Island Drive, Fort Lauderdale, Florida 33301  
RE: Responses to Criteria for Variance (ULDR Section 47-24.12.A.4)

---

**I. General Background**

This firm represents James S. Haliczzer and Paula Haliczzer (collectively, the “Applicant”), the owners of the single-family residence located at 2505 Sea Island Drive, Fort Lauderdale, Florida 33301 (the “Property”). The Applicant requests a variance from Section 47-19.2.S of the City of Fort Lauderdale’s (“City”) Unified Land Development Regulations (“ULDR”) which states that mechanical equipment, such as generators, may be located within a required side yard at a minimum distance of five (5) feet from the property line.

The Property is unique within the Seven Isles neighborhood as the narrowest lot on Sea Island Drive. As a result of the constrained lot width, the residence was constructed pursuant to a variance, approved by the Board of Adjustment on February 16, 1994 (Appeal No. 94-6) (the “1994 Variance”), which permits a five (5) foot side yard where ten (10) feet is normally required.

The Applicant proposes installation of a 26-kW air-cooled standby generator at a distance less than five (5) feet from the east property line. The proposed generator must be installed in accordance with manufacturer specifications, which require placement at a minimum clearance of eighteen (18) inches from the residence. The subject unit model has an overall depth of approximately twenty-five (25) inches. As a result, the generator is proposed to extend approximately forty-three (43) inches from the residence.

**II. Criteria for Variance (ULDR Sec. 47-24.12.A.4)**

- a. That special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

**RESPONSE: Special conditions and circumstances affect the Property due to its unique lot width and resulting site configuration. The Property is the narrowest lot on Sea Island Drive, which previously resulted in approval of the 1994 Variance permitting a reduced five (5) foot side yard where ten (10) feet is normally required. This reduced side yard limits the space between the residence and the property line such that compliance with the five (5) foot minimum distance requirement for mechanical equipment cannot reasonably be achieved. The variance would allow for installation of a permitted accessory feature that enables the reasonable use of the Property.**

- b. That the circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and

**RESPONSE: The circumstances creating the special condition are peculiar to the Property. The Property is the narrowest lot on Sea Island Drive, resulting in a unique and constrained site configuration. The Board of Adjustment previously recognized this limited lot width, as evidenced by the approval of the 1994 Variance, which permitted the existing residence to**

**encroach within the required ten (10) foot side yard and establish the existing five (5) foot side yard condition. As a result, the ability to locate mechanical equipment in a compliant manner is restricted.**

- c. That the literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

**RESPONSE: The literal application of the ULDR would deprive the Applicant of a substantial property right enjoyed by other property owners. Section 47-19.2.S permits mechanical equipment within a side yard at a minimum distance of five (5) feet from the property line. Due to the existing five (5) foot side yard condition established by the 1994 Variance, the Applicant's residence occupies the area where equipment can legally be placed.**

**As a result, the Property cannot reasonably accommodate a permitted accessory feature in compliance with the literal application of the ULDR, whereas surrounding property owners with wider lot widths and less constrained site configurations can. The Applicant has also historically exercised the right to install mechanical equipment within the side yard at a distance less than five (5) feet from the property line pursuant to City-issued Permit No. 15121010 for an air conditioning unit.**

- d. That the unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

**RESPONSE: The hardship is not self-created by the Applicant or the result of disregard for the ULDR but instead arises from the unique lot width and resulting site configuration of the Property. The Property is the narrowest lot on Sea Island Drive, which resulted in approval of the 1994 Variance establishing the existing five (5) foot side yard condition. The current hardship arises from the conflict between that legally approved condition and the ULDR requirement that mechanical equipment be located at least five (5) feet from the property line.**

- e. That the variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

**RESPONSE: The requested variance represents the minimum relief necessary given the existing configuration of the Property and need to comply with manufacturer specifications. The residence is situated approximately five (5) feet from the side property line pursuant to the 1994 Variance. The generator requires a minimum clearance of eighteen (18) inches from the residence and has a depth of twenty-five (25) inches, resulting in a side yard encroachment of approximately forty-three (43) inches.**

**By its nature, mechanical equipment is commonly located within side yards. The City previously issued Permit No. 15121010 for installation of an air conditioning unit within the Property's side yard, demonstrating that mechanical equipment has historically been**

**permitted in this location. The subject generator is a standby unit that operates only during power outages and limited periodic testing and will meet all City requirements. Therefore, the variance is the minimum necessary to accommodate the existing site configuration and manufacturer specifications and will not be detrimental to the public welfare.**

- f. Supplemental criteria for administrative variances. In addition to other criteria for variances in this section, a variance from the terms of the ULDR shall be granted only upon demonstrating, in addition to a unique hardship attributable to the land by proving by a preponderance of the evidence, all of the following criteria:

- i. The variance is from the minimum or maximum dimensional requirements for yards, setbacks, or height specified in the ULDR for an existing single family residential dwelling or an existing accessory structure to an existing single family residential dwelling;

**RESPONSE: The requested variance is for installation of a generator within five (5) feet of the side property line. The proposed generator is a permitted accessory feature to an existing single family residential dwelling.**

**Pursuant to manufacturer specifications, the generator must be installed at least eighteen (18) inches from the residence, and it has an overall depth of twenty-five (25) inches, resulting in an encroachment of approximately forty-three (43) inches into the required separation between the residence and side property line. The request is limited to the minimum necessary to accommodate these installation requirements.**

- ii. The requesting variance from the minimum or maximum dimensional requirements for yards, setbacks, or height specified in the ULDR does not exceed twenty-five (25) percent or three (3) feet of the ULDR dimensional requirement, whichever is less;

**RESPONSE: The existing residence was constructed pursuant to the 1994 Variance, which legally established the Property's five (5) foot side yard. The proposed generator must be installed in accordance with manufacturer specifications, which require at least eighteen (18) inches of clearance from the residence. The specific unit model has a depth of twenty-five (25) inches. As a result of these fixed conditions, the variance request cannot meet the administrative variance limitations set forth in this subsection.**

- iii. A valid building permit and a certificate of occupancy was issued for the existing single family residential dwelling located on the property subject to the variance request; and

**RESPONSE: A valid building permit and a certificate of occupancy were issued for the existing single family residential dwelling, as well as for similar mechanical equipment within the side yard (City Permit No. 15121010).**

- iv. The existing accessory structure that is the subject of the variance request was issued a valid building permit and a final inspection was completed.

**RESPONSE: N/A. This variance request is related to proposed mechanical equipment.**



|                               |  |                |                 |
|-------------------------------|--|----------------|-----------------|
| <b>Property Address</b>       | 2505 SEA ISLAND DRIVE, FORT LAUDERDALE FL 33301-1539 | <b>ID #</b>    | 5042 11 09 0370 |
| <b>Property Owner</b>         | HALICZER, JAMES S & PAULA                            | <b>Millage</b> | 0312            |
| <b>Mailing Address</b>        | 2505 SEA ISLAND DR FORT LAUDERDALE FL 33301-1539     | <b>Use</b>     | 01-01           |
| <b>Abbr Legal Description</b> | LAUDERDALE ISLES RE-AMEND PLAT 15-46 B LOT 23 BLK 50 |                |                 |

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2026 values are considered "working values" and are subject to change.

| Property Assessment Values |           |                        |                     |                      |             |
|----------------------------|-----------|------------------------|---------------------|----------------------|-------------|
| Year                       | Land      | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax         |
| 2026*                      | \$589,500 | \$3,236,540            | \$3,826,040         | \$893,430            |             |
| 2025                       | \$589,500 | \$2,934,170            | \$3,523,670         | \$869,950            | \$16,057.35 |
| 2024                       | \$589,500 | \$2,075,540            | \$2,665,040         | \$845,440            | \$15,566.43 |

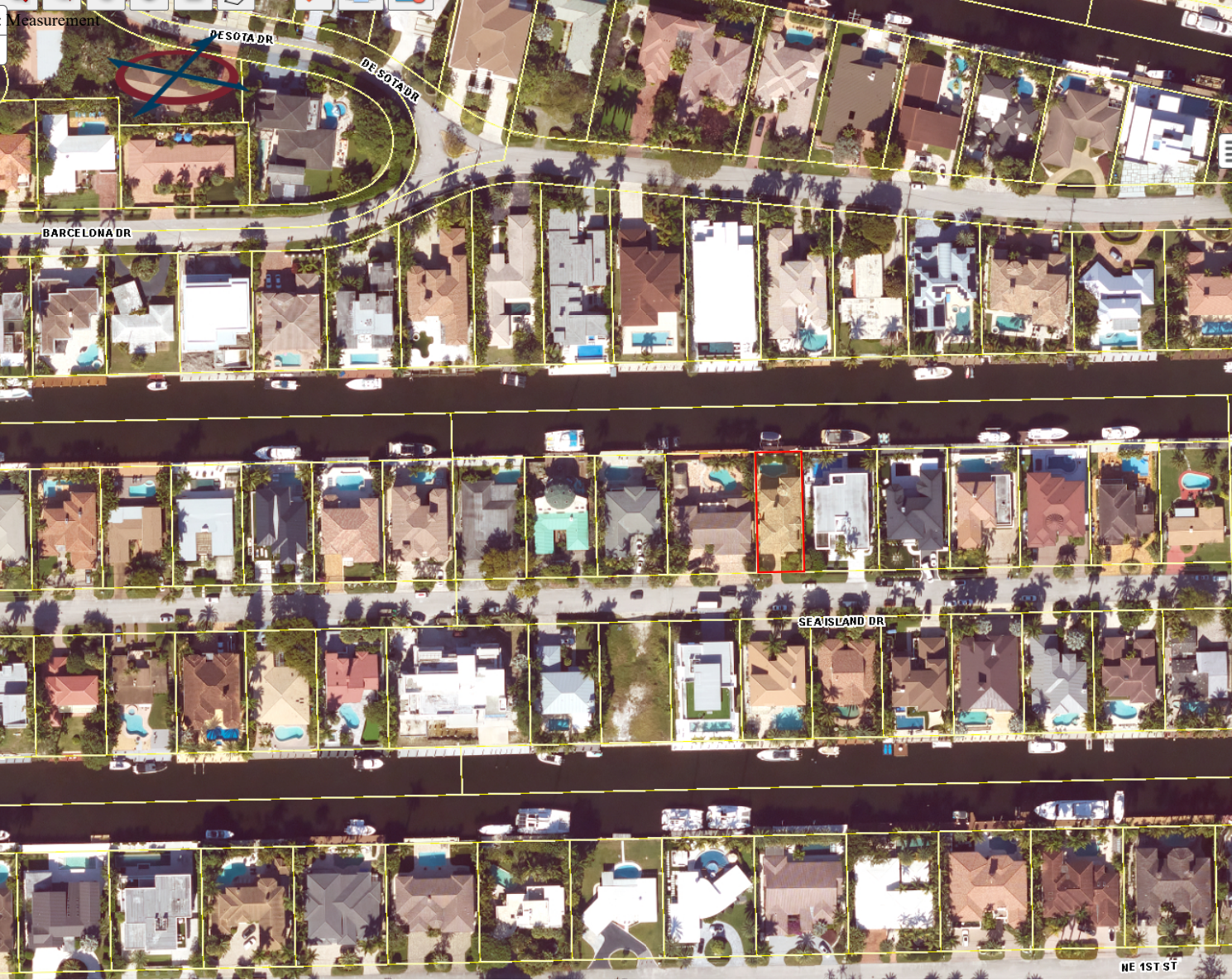
| 2026* Exemptions and Taxable Values by Taxing Authority |             |              |             |             |
|---|-------------|--------------|-------------|-------------|
|   | County      | School Board | Municipal   | Independent |
| <b>Just Value</b>                                       | \$3,826,040 | \$3,826,040  | \$3,826,040 | \$3,826,040 |
| <b>Portability</b>                                      | 0           | 0            | 0           | 0           |
| <b>Assessed/SOH 97</b>                                  | \$893,430   | \$893,430    | \$893,430   | \$893,430   |
| <b>Homestead 100%</b>                                   | \$25,000    | \$25,000     | \$25,000    | \$25,000    |
| <b>Add. Homestead</b>                                   | \$26,411    | 0            | \$26,411    | \$26,411    |
| <b>Wid/Vet/Dis</b>                                      | 0           | 0            | 0           | 0           |
| <b>Senior</b>   | 0           | 0            | 0           | 0           |
| <b>Exempt Type</b>                                      | 0           | 0            | 0           | 0           |
| <b>Taxable</b>  | \$842,019   | \$868,430    | \$842,019   | \$842,019   |

| Sales History |      |           |                  |
|---------------|------|-----------|------------------|
| Date          | Type | Price     | Book/Page or CIN |
| 8/1/1987      | WD   | \$250,000 | 14747 / 784      |
| 8/1/1962      | WD   | \$22,000  |                  |
|               |      |           |                  |
|               |      |           |                  |

| Land Calculations                      |        |      |
|--|--------|------|
| Price                                  | Factor | Type |
| \$90.00                                | 6,550  | SF   |
|  |        |      |
| <b>Adj. Bldg. S.F. (Card, Sketch)</b>  |        | 4383 |
| <b>Units</b>                           |        | 1    |
| <b>Eff./Act. Year Built: 1996/1995</b> |        |      |

| Special Assessments |      |       |       |      |      |       |       |      |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire                | Garb | Light | Drain | Impr | Safe | Storm | Misc2 | Misc |
| 03                  |      |       |       |      |      | F1    |       |      |
| R                   |      |       |       |      |      |       |       |      |
| 1                   |      |       |       |      |      | 1     |       |      |





Measurement

**Hide Panel** **Parcel Information**

Parcel Id: [504211090370](#)

Owner: HALICZER, JAMES S & PAULA

Site Address: 2505 SEA ISLAND DR FORT LAUDERDALE FL 333011539

Legal: LAUDERDALE ISLES RE-AMEND PLAT 15-46 B LOT 23 BLK 50

Millage Code: 0312

Use Code: 01

Land Value: \$ 589,500

Building Value: \$ 2,933,130

Other Value: 0

Total Value: \$ 3,522,630

SOH Capped Value: \$ 893,430

Homestead Exempt Amt: \$ 25,000

WVD Exempt Amt: \$ 0

Other Exempt Amt: \$ 0

Taxable Value: \$ 842,019

Sale Date 1: 08/01/1987

Sale Price 1: \$ 250,000

Deed Type 1: WD

Sale Date 2: 08/01/1962

Sale Price 2: \$ 22,000

Deed Type 2: WD

Adj Bldg S.F.: 4383

Neighborhood: J00

Land Tag: 08

| Price | Factor   | Type |
|-------|----------|------|
| 90.00 | 6,550.00 | SF   |
|       |          |      |
|       |          |      |

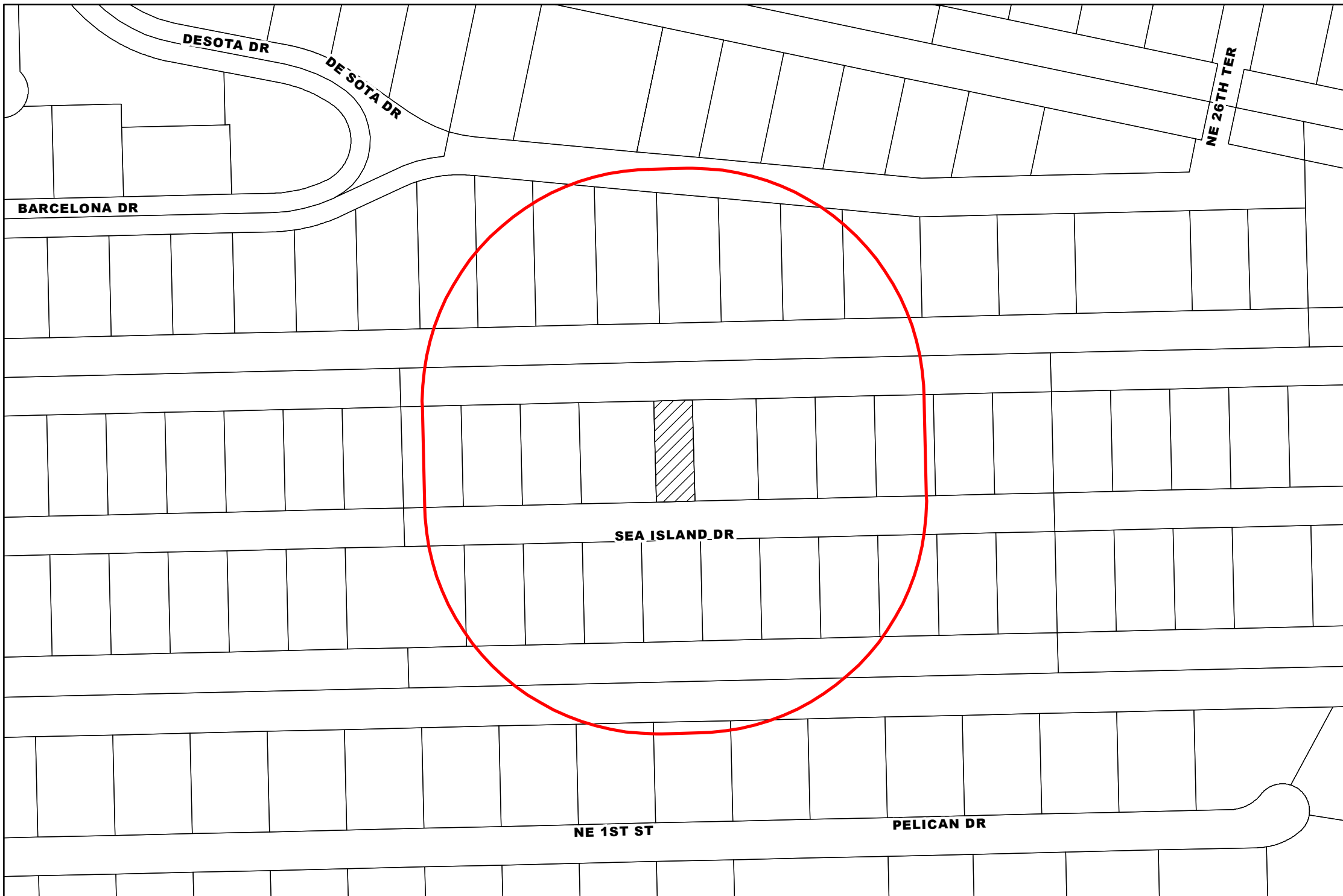


EXHIBIT "B"

DESOTA DR

DE SOTA DR

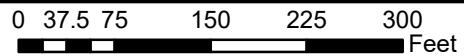
NE 26TH TER

BARCELONA DR

SEA ISLAND DR

NE 1ST ST

PELICAN DR



MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



HALICZER  
DATE OF PRINT: 04/07/2026

## EXHIBIT "A"

BADOWSKI, JANINA H/E &  
BADOWSKI, ANDREW  
2500 BARCELONA DR  
FORT LAUDERDALE, FL 33301

BARLOW, STEPHEN D &  
MORENO, PAUL A  
2512 BARCELONA DR  
FORT LAUDERDALE, FL 33301

BENNETT, JAMES G III & MAUREEN  
2506 BARCELONA DR  
FORT LAUDERDALE, FL 33301

CAMPBELL, CHARLES WILLIAM  
2518 SEA ISLAND DR  
FORT LAUDERDALE, FL 33301

COOPER, DONALD & JOYCE  
2524 SEA ISLAND DR  
FORT LAUDERDALE, FL 33301

DOLMAN, BLAKE V  
2601 SEA ISLAND DR  
FORT LAUDERDALE, FL 33301

DONALDSON, JOHN BENNETT III &  
DONALDSON, ROSEANN M  
37610 HILLS TECH DR  
FARMINGTON HILLS, MI 48331

D'URSO ENTERPRISES INC  
5945 AMBLER DRIVE  
\*MISSISSAUGA ON, CA L4W 2

GAMBARDELLA, ANN KATHARINE &  
GAMBARDELLA, STEVEN SALVATOR  
2530 BARCELONA DR  
FORT LAUDERDALE, FL 33301

GELFAND, MARK I  
2430 BARCELONA DR  
FORT LAUDERDALE, FL 33301

GLOWCZYK, JOHN  
2532 SEA ISLAND DRIVE  
FORT LAUDERDALE, FL 33301

GRINCO LLC  
6 COLEMAN CT  
COLD SPRING HARBOR, NY 11724

HALICZER, JAMES S & PAULA  
2505 SEA ISLAND DR  
FORT LAUDERDALE, FL 33301

LIPSITZ, BARRY & LIPSITZ, HARRIET  
244 W 71 ST  
NEW YORK, NY 10023

MARTINDALE, JEAN  
2433 SEA ISLAND DR  
FORT LAUDERDALE, FL 33301

MARTYN DEVELOPMENT 1 LLC  
2301 DESOTA DR  
FORT LAUDERDALE, FL 33301

MOTWANI, JAI & JESSICA  
2501 SEA ISLAND DT  
FORT LAUDERDALE, FL 33301

NAGLE, ANNETTE M  
2432 SEA ISLAND DR  
FORT LAUDERDALE, FL 33301

OHLSSON, KLAS RICKARD HENRY &  
%SOLLE DAVIE  
2524 BARCELONA DR  
FORT LAUDERDALE, FL 33301

POINCIANA REAL ESTATE LP & 419  
POINCIANA INVESTMENTS INC  
101-275 SAINT-JACQUES ST  
\*MONTREAL QC, CA H2Y 1

PRO SERVICES RENDERED LLC  
605 GORDON HIGHLANDS COURT  
GLEN DORA, CA 91741

SALTO, CARLOS A DEL JR & CARLOS A  
DEL SALTO JR REV TR  
2531 SEA ISLAND DR  
FORT LAUDERDALE, FL 33301

SCHMIDT FAMILY HOLDINGS LLLP  
11900 ASHFORD LN  
DAVIE, FL 33325

SDN DEVELOPMENT LLC  
2812 NE 28 ST  
FORT LAUDERDALE, FL 33306

SIMON, DAVID & MICHELLE  
19 PELICAN DR  
FORT LAUDERDALE, FL 33301

STARKEY, DAVID L &  
DAVID STARKEY REV TR  
2600 SEA ISLAND DR  
FORT LAUDERDALE, FL 33301

TANDHASETTI, PAUL W & MOSINAR TR  
2424 BARCELONA DR  
FORT LAUDERDALE, FL 33301

TUCKER, DEBRA & VILLARES, FRANK  
2525 SEA ISLAND DR  
FORT LAUDERDALE, FL 33301

ZACHARY G WALLICK REV TR &  
WALLICK, ZACHARY G TRS  
2518 BARCELONA DR  
FORT LAUDERDALE, FL 33301

ELIZBETH MENDEZ, FRP-PLANNER  
LOCHRIE & CHAKAS, P.A.  
699 N. FEDERAL HIGHWAY, SUITE #400  
FORT LAUDERDALE, FL 33304



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000  
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I James S. Haliczzer ("Owner") as the current title owner of the real  
[Print First and Last Name of the title Owner OR Name of Corporation]  
property located at 2505 Sea Island Drive, Fort Lauderdale, FL 33301 ("Property"), do hereby authorize  
[Print Property Address]  
Robert B. Lochrie III, Esq. ("Authorized Agent") to act as my agent regarding the submittal  
[Print First and Last Name of Agent]  
of a variance/special exception application to the City of Fort Lauderdale and appear at any and all  
scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and  
location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special  
exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to  
accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding  
all issues related to my pending variance/special exception application. I understand and agree that, as the  
Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception  
application, all required hearing appearances related to my variance/special exception application, and any  
request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and  
or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form. I understand and  
agree, the City will mail or deliver all notices relating to my pending variance/special exception application to  
my property address, as listed on my variance/special exception application. I further understand and agree,  
the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized  
Agent's failure to comply with any terms or conditions outlined in my variance/special exception application,  
and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before  
the Board of Adjustment.

I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS  
AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants,  
representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from  
any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes  
of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person,  
including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the  
action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my  
employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns,



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION  
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000  
I.D. Number: BOAAAF

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER/AUTHORIZED PERSON FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this

Agent Authorization Form. **\*Please provide proof of ownership. If the property is owned by an Corporation, please submit Sunbiz Verification with this form.**

WITNESS:

[Signature]  
Witness Signature  
Gonzalo Perez  
Print Name  
5/12/26  
Date

[Signature]  
Signature - Owner/Authorized Individual  
James S. Haliczzer  
Print Name - Owner/ Authorized Individual  
Property Owner  
Print Title - Authorized Individual

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of may, 2026 by James S. Haliczzer, an individual who is personally known to me  or has produced \_\_\_\_\_ as identification

[NOTARY SEAL]

[Signature]  
(Signature of Notary Public- State of Florida)

My Commission Expires May 10, 2029  
LORI SHINDEL  
Notary Public - State of Florida  
Commission # HH 637933  
Print, Type, or Stamp Commission Expires May 10, 2029  
Name of Notary Public Commissioned through National Notary Assn.





DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION  
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000  
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I Paula Haliczzer ("Owner") as the current title owner of the real  
[Print First and Last Name of the title Owner OR Name of Corporation]  
property located at 2505 Sea Island Drive, Fort Lauderdale, FL 33301 ("Property"), do hereby authorize  
[Print Property Address]

Robert B. Lochrie III, Esq. ("Authorized Agent") to act as my agent regarding the submittal  
[Print First and Last Name of Agent]

of a variance/special exception application to the City of Fort Lauderdale and appear at any and all  
scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and  
location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special  
exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to  
accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding  
all issues related to my pending variance/special exception application. I understand and agree that, as the  
Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception  
application, all required hearing appearances related to my variance/special exception application, and any  
request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and  
or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form. I understand and  
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my property address, as listed on my variance/special exception application. I further understand and agree,  
the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized  
Agent's failure to comply with any terms or conditions outlined in my variance/special exception application,  
and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before  
the Board of Adjustment.

I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS  
AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants,  
representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from  
any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes  
of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person,  
including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the  
action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my  
employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns,



DEVELOPMENT SERVICES DEPARTMENT - ZONING & LANDSCAPING DIVISION
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

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I.D. Number: BOAAAF

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER/AUTHORIZED PERSON FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this

Agent Authorization Form. \*Please provide proof of ownership. If the property is owned by an Corporation, please submit Sunbiz Verification with this form.

WITNESS:

Witness Signature (Handwritten signature of Robert Hely)

Print Name: Robert Hely

Date: 5/14/26

Signature - Owner/Authorized Individual (Handwritten signature of Paula Haliczzer)

Print Name - Owner/ Authorized Individual: Paula Haliczzer

Property Owner: (Blank)
Print Title - Authorized Individual

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 14 day of May, 2026 by Paula Haliczzer, an individual who is personally known to me [X] or has produced Drivers license as identification

[NOTARY SEAL]

(Signature of Notary Public- State of Florida)

02.15.28
My Commission Expires:

Steven Kelly
Print, Type, or Stamp Commissioned Name of Notary Public)



Steven Kelly
Comm.: HH 493315
Expires: Feb. 15, 2028
Notary Public - State of Florida

- **NARRATIVE**

Board of Adjustment (BOA)

May 8, 2026

APPLICANT: James S. Haliczzer & Paula Haliczzer  
ADDRESS: 2505 Sea Island Drive, Fort Lauderdale, Florida 33301  
RE: Responses to Criteria for Variance (ULDR Section 47-24.12.A.4)

---

**I. General Background**

This firm represents James S. Haliczzer and Paula Haliczzer (collectively, the “Applicant”), the owners of the single-family residence located at 2505 Sea Island Drive, Fort Lauderdale, Florida 33301 (the “Property”). The Applicant requests a variance from Section 47-19.2.S of the City of Fort Lauderdale’s (“City”) Unified Land Development Regulations (“ULDR”) which states that mechanical equipment, such as generators, may be located within a required side yard at a minimum distance of five (5) feet from the property line.

The Property is unique within the Seven Isles neighborhood as the narrowest lot on Sea Island Drive. As a result of the constrained lot width, the residence was constructed pursuant to a variance, approved by the Board of Adjustment on February 16, 1994 (Appeal No. 94-6) (the “1994 Variance”), which permits a five (5) foot side yard where ten (10) feet is normally required.

The Applicant proposes installation of a 26-kW air-cooled standby generator at a distance less than five (5) feet from the east property line. The proposed generator must be installed in accordance with manufacturer specifications, which require placement at a minimum clearance of eighteen (18) inches from the residence. The subject unit model has an overall depth of approximately twenty-five (25) inches. As a result, the generator is proposed to extend approximately forty-three (43) inches from the residence.

**II. Criteria for Variance (ULDR Sec. 47-24.12.A.4)**

- a. That special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

**RESPONSE: Special conditions and circumstances affect the Property due to its unique lot width and resulting site configuration. The Property is the narrowest lot on Sea Island Drive, which previously resulted in approval of the 1994 Variance permitting a reduced five (5) foot side yard where ten (10) feet is normally required. This reduced side yard limits the space between the residence and the property line such that compliance with the five (5) foot minimum distance requirement for mechanical equipment cannot reasonably be achieved. The variance would allow for installation of a permitted accessory feature that enables the reasonable use of the Property.**

- b. That the circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and

**RESPONSE: The circumstances creating the special condition are peculiar to the Property. The Property is the narrowest lot on Sea Island Drive, resulting in a unique and constrained site configuration. The Board of Adjustment previously recognized this limited lot width, as evidenced by the approval of the 1994 Variance, which permitted the existing residence to**

**encroach within the required ten (10) foot side yard and establish the existing five (5) foot side yard condition. As a result, the ability to locate mechanical equipment in a compliant manner is restricted.**

- c. That the literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

**RESPONSE: The literal application of the ULDR would deprive the Applicant of a substantial property right enjoyed by other property owners. Section 47-19.2.S permits mechanical equipment within a side yard at a minimum distance of five (5) feet from the property line. Due to the existing five (5) foot side yard condition established by the 1994 Variance, the Applicant's residence occupies the area where equipment can legally be placed.**

**As a result, the Property cannot reasonably accommodate a permitted accessory feature in compliance with the literal application of the ULDR, whereas surrounding property owners with wider lot widths and less constrained site configurations can. The Applicant has also historically exercised the right to install mechanical equipment within the side yard at a distance less than five (5) feet from the property line pursuant to City-issued Permit No. 15121010 for an air conditioning unit.**

- d. That the unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

**RESPONSE: The hardship is not self-created by the Applicant or the result of disregard for the ULDR but instead arises from the unique lot width and resulting site configuration of the Property. The Property is the narrowest lot on Sea Island Drive, which resulted in approval of the 1994 Variance establishing the existing five (5) foot side yard condition. The current hardship arises from the conflict between that legally approved condition and the ULDR requirement that mechanical equipment be located at least five (5) feet from the property line.**

- e. That the variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

**RESPONSE: The requested variance represents the minimum relief necessary given the existing configuration of the Property and need to comply with manufacturer specifications. The residence is situated approximately five (5) feet from the side property line pursuant to the 1994 Variance. The generator requires a minimum clearance of eighteen (18) inches from the residence and has a depth of twenty-five (25) inches, resulting in a side yard encroachment of approximately forty-three (43) inches.**

**By its nature, mechanical equipment is commonly located within side yards. The City previously issued Permit No. 15121010 for installation of an air conditioning unit within the Property's side yard, demonstrating that mechanical equipment has historically been**

**permitted in this location. The subject generator is a standby unit that operates only during power outages and limited periodic testing and will meet all City requirements. Therefore, the variance is the minimum necessary to accommodate the existing site configuration and manufacturer specifications and will not be detrimental to the public welfare.**

- f. Supplemental criteria for administrative variances. In addition to other criteria for variances in this section, a variance from the terms of the ULDR shall be granted only upon demonstrating, in addition to a unique hardship attributable to the land by proving by a preponderance of the evidence, all of the following criteria:

- i. The variance is from the minimum or maximum dimensional requirements for yards, setbacks, or height specified in the ULDR for an existing single family residential dwelling or an existing accessory structure to an existing single family residential dwelling;

**RESPONSE: The requested variance is for installation of a generator within five (5) feet of the side property line. The proposed generator is a permitted accessory feature to an existing single family residential dwelling.**

**Pursuant to manufacturer specifications, the generator must be installed at least eighteen (18) inches from the residence, and it has an overall depth of twenty-five (25) inches, resulting in an encroachment of approximately forty-three (43) inches into the required separation between the residence and side property line. The request is limited to the minimum necessary to accommodate these installation requirements.**

- ii. The requesting variance from the minimum or maximum dimensional requirements for yards, setbacks, or height specified in the ULDR does not exceed twenty-five (25) percent or three (3) feet of the ULDR dimensional requirement, whichever is less;

**RESPONSE: The existing residence was constructed pursuant to the 1994 Variance, which legally established the Property's five (5) foot side yard. The proposed generator must be installed in accordance with manufacturer specifications, which require at least eighteen (18) inches of clearance from the residence. The specific unit model has a depth of twenty-five (25) inches. As a result of these fixed conditions, the variance request cannot meet the administrative variance limitations set forth in this subsection.**

- iii. A valid building permit and a certificate of occupancy was issued for the existing single family residential dwelling located on the property subject to the variance request; and

**RESPONSE: A valid building permit and a certificate of occupancy were issued for the existing single family residential dwelling, as well as for similar mechanical equipment within the side yard (City Permit No. 15121010).**

- iv. The existing accessory structure that is the subject of the variance request was issued a valid building permit and a final inspection was completed.

**RESPONSE: N/A. This variance request is related to proposed mechanical equipment.**

- **COLOR PHOTOGRAPHS**

Board of Adjustment (BOA)



Front from Sea Island Drive (April 2026)



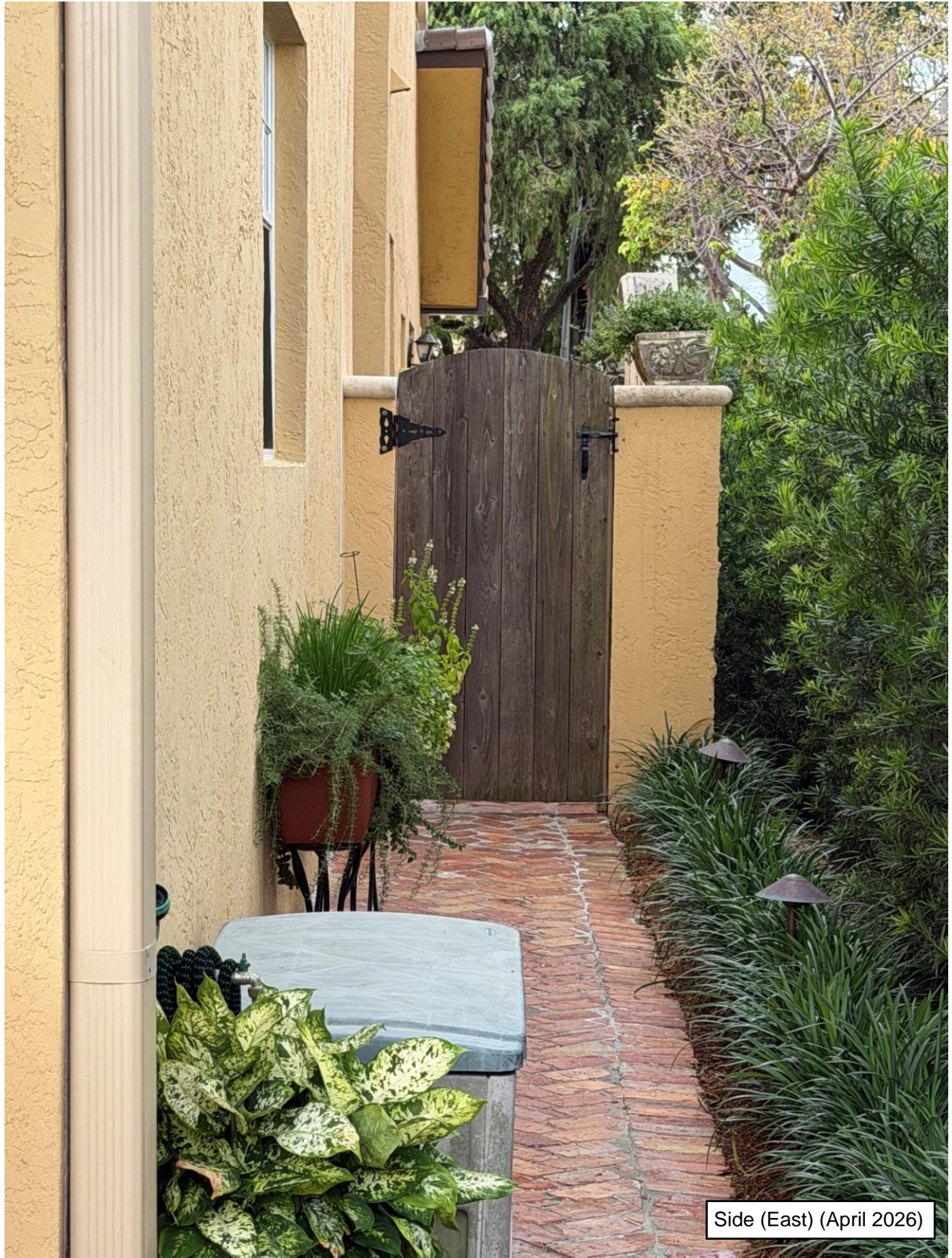
Front (East) from Sea Island Drive (April 2026)



Rear (East) from dock (April 2026)



Front (West) from Sea Island Drive (April 2026)



Side (East) (April 2026)



Side (East) (April 2026)



Side (East) (April 2026)



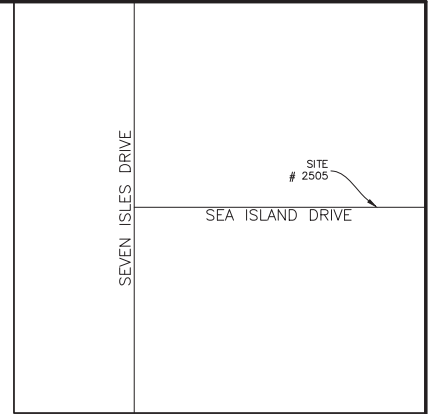
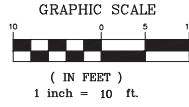
Side (East) from Rear (April 2026)

- **SURVEY**

Board of Adjustment (BOA)

# BOUNDARY SURVEY

RIO GIRALDA  
(100' TOTAL RIGHT-OF-WAY)



LOCATION MAP  
NOT TO SCALE

LOT 31  
SEA ISLAND  
UNIT 2  
P.B. 27,  
PG. 4 B.C.R.

FLOOD ZONE  
AE 7'

LOT 33  
SEA ISLAND UNIT 2  
P.B. 27, PG. 4 B.C.R.

FLOOD ZONE  
AE 6'

LEGAL DESCRIPTION:

LOT 23, BLOCK 50, LAUDERDALE ISLES RE-AMEND PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 6,560 SQ. FT. MORE OR LESS

SURVEYOR'S NOTES:

- ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT UNLESS OTHERWISE NOTED. (GRID BEARING)
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PAUL A. DAVIS, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.
- THIS SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY: CLIENT
- ONLY ABOVE GROUND AND VISIBLE UTILITIES SHOWN
- REBARS AND CAPS WERE SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- FIELD WORK COMPLETED ON: 04/20/2026
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.
- ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. OF 1988 UNLESS OTHERWISE NOTED.
- BENCHMARK OF ORIGIN IS G.P.S. COUNTY
- THIS SURVEY IS LOCATED IN FLOOD ZONE AE, PER N.F.I.P. COMMUNITY-PANEL MAP NO. 125105-0576-J BASE FIRM ELEVATION IS 6', 7' & 8' FEET DATE OF FIRM IS 07/31/2024
- PROPERTY ADDRESS IS: 2505 SEA ISLAND DRIVE, FORT LAUDERDAL FLORIDA.

Digitally signed by  
**PAUL ANTHONY DAVIS**  
Date: 2026.04.20  
11:32:47 -04'00'

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS HEREON.

DATE: 04/20/2026

PAUL A. DAVIS  
P.S.M. #4531  
STATE OF FLORIDA.

SANITARY SEWER  
MANHOLE RIM  
ELEV. = 3.22'

SEA ISLAND DRIVE  
(50' TOTAL RIGHT-OF-WAY)

| NO. | DATE | REVISION DESCRIPTION | BY |
|-----|------|----------------------|----|
|     |      |                      |    |
|     |      |                      |    |
|     |      |                      |    |



**PAUL A. DAVIS, INC.**  
LB #0007219

Land Surveyors • Land Development • Consultants • Planners  
4710 N.E. 17TH AVE, POMPANO BEACH, FLA. 33064  
Phone: (954) 263-3102 & (954) 698-9101

Subdivisions & Condominiums Land & Site Planning  
Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plots • Condominium Plats • Construction Layout

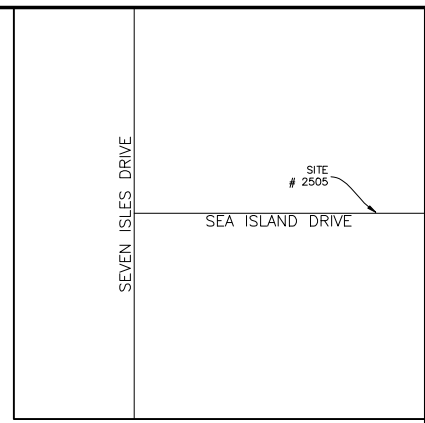
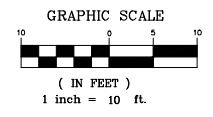
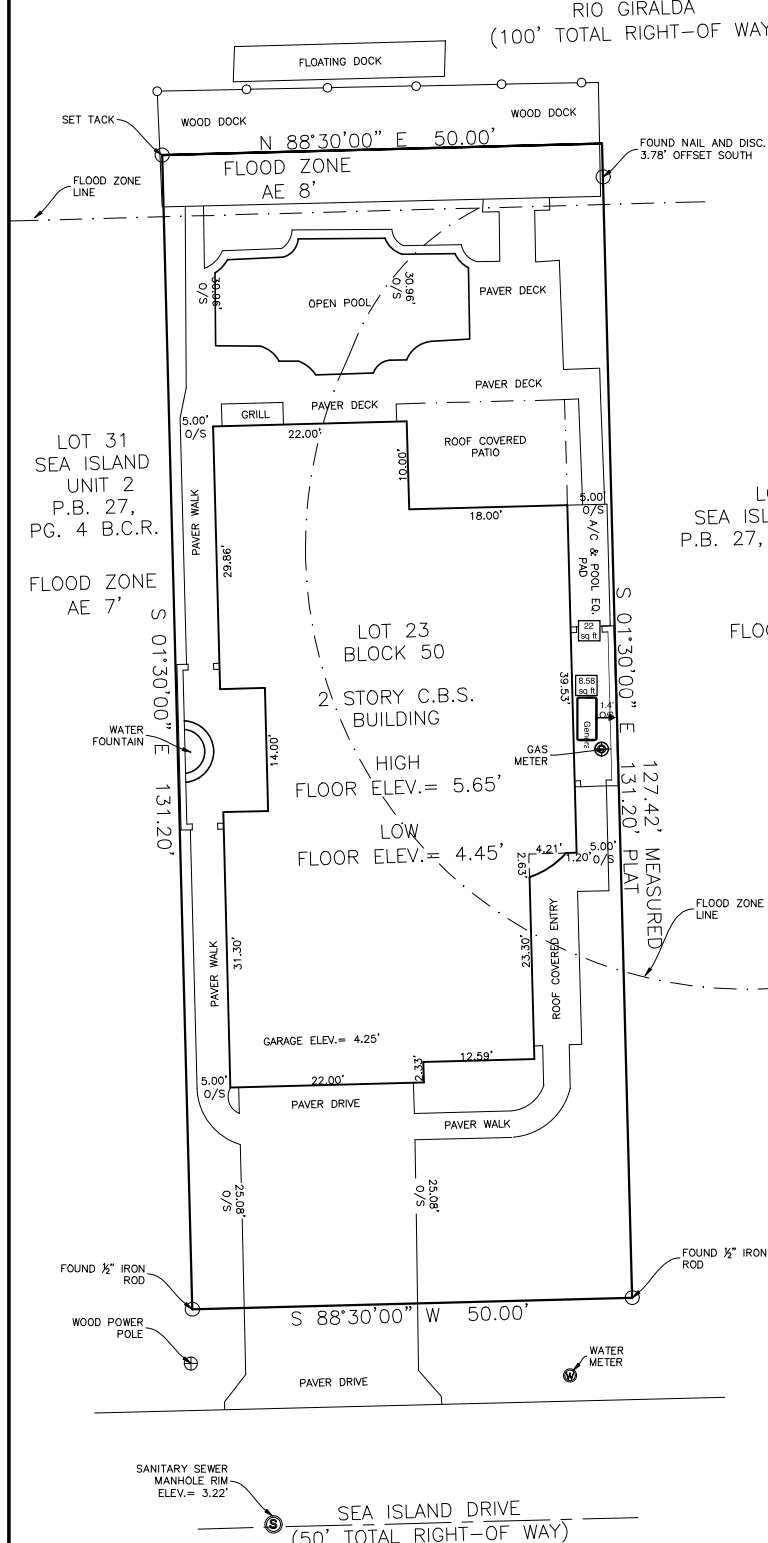
|           |            |
|-----------|------------|
| SCALE     | 1" = 10'   |
| DRAWN BY  | A.M.D.     |
| DATE      | 04/20/2026 |
| JOB NO:   | 05726      |
| F.B./PG.  | CARLSON    |
| FILE      |            |
| SHEET NO. | 1 OF 1     |

- **SITE PLAN**

Board of Adjustment (BOA)

# Site Plan

## BOUNDARY SURVEY



LOCATION MAP  
NOT TO SCALE

LOT 31  
SEA ISLAND  
UNIT 2  
P.B. 27,  
PG. 4 B.C.R.

FLOOD ZONE  
AE 7'

LOT 33  
SEA ISLAND UNIT 2  
P.B. 27, PG. 4 B.C.R.

FLOOD ZONE  
AE 6'

**LEGAL DESCRIPTION:**

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CONTAINING 6,560 SQ. FT. MORE OR LESS

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7. FIELD WORK COMPLETED ON: 04/20/2026
8. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.
9. ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. OF 1988 UNLESS OTHERWISE NOTED.
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11. THIS SURVEY IS LOCATED IN FLOOD ZONE AE, PER N.F.I.P. COMMUNITY-PANEL MAP NO. 125105-0576-J BASE FIRM ELEVATION IS 6', 7' & 8' FEET DATE OF FIRM IS 07/31/2024
12. PROPERTY ADDRESS IS: 2505 SEA ISLAND DRIVE, FORT LAUDERDAL FLORIDA.

**CERTIFICATE:**

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DATE: 04/20/2026

PAUL A. DAVIS  
P.S.M. #4531  
STATE OF FLORIDA.

| NO. | DATE | REVISION DESCRIPTION | BY |
|-----|------|----------------------|----|
|     |      |                      |    |
|     |      |                      |    |
|     |      |                      |    |



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|           |            |
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| JOB NO:   | 05726      |
| F.B./PG.  | CARLSON    |
| FILE      |            |
| SHEET NO. | 1 OF 1     |

# GENERATOR SPECIFICATIONS

Board of Adjustment (BOA)

## 26 kW

### GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

Standby Power Rating

G007290-0, G007291-0 (Aluminum - Bisque) - 26 kW 60 Hz

#### INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Base fascia
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.\*

\*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.



QUIET-TEST™



Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

## FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - ✓ **PROTOTYPE TESTED**
  - ✓ **SYSTEM TORSIONAL TESTED**
  - ✓ **NEMA MG1-22 EVALUATION**
  - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE GENERAC PROMISE



\*Assembled in the USA using domestic and foreign parts.

**Engine**

- Generac G-Force design
- “Spiny-lok” cast iron cylinder walls
- Electronic ignition/spark advance
- Full pressure lubrication system
- Low oil pressure shutdown system
- EPA Certified for non-emergency applications
- High temperature shutdown

Maximizes engine “breathing” for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.

Rigid construction and added durability provide long engine life.

These features combine to assure smooth, quick starting every time.

Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.

Shutdown protection prevents catastrophic engine damage due to low oil.

Allows unit to be used for demand response applications.

Prevents damage due to overheating.

**Generator**

- Revolving field
- Displaced phase excitation
- Automatic voltage regulation
- UL 2200 listed

Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Maximizes motor starting capability.

Regulating output voltage to ±1% prevents damaging voltage spikes.

For your safety.

**Transfer Switch (if applicable)**

- Fully automatic
- NEMA 3R
- Integrated load management technology
- Remote mounting

Transfers vital electrical loads to the energized source of power.

Can be installed inside or outside for maximum flexibility.

Capability to manage additional loads for efficient power management.

Mounts near an existing distribution panel for simple, low-cost installation.

**Evolution™ Controls**

- AUTO/MANUAL/OFF illuminated buttons
- Two-line multilingual LCD
- Sealed, raised buttons
- Utility voltage sensing
- Generator voltage sensing
- Utility interrupt delay
- Engine warm-up
- Engine cool-down
- Programmable exercise
- Smart battery charger
- Main line circuit breaker
- Electronic governor

Selects the operating mode and provides easy, at-a-glance status indication in any condition.

Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.

Smooth, weather-resistant user interface for programming and operations.

Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Constantly monitors generator voltage to verify the cleanest power delivered to the home.

Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.

Verifies engine is ready to assume the load, setpoint approximately 5 seconds.

Allows engine to cool prior to shutdown, setpoint approximately 1 minute.

Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.

Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.

Protects generator from overload.

Maintains constant 60 Hz frequency.

**Unit**

- SAE weather protective enclosure
- Enclosed critical grade muffler
- Small, compact, attractive

Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.

Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

**Installation System**

- 14 in (35.6 cm) flexible fuel line connector  
Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.
- Integral sediment trap  
Meets IFGC and NFPA 54 installation requirements.

**Connectivity (Wi-Fi equipped models only)**

- Ability to view generator status  
Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.
- Ability to view generator Exercise/Run and Total Hours  
Review the generator's complete protection profile for exercise hours and total hours.
- Ability to view generator maintenance information  
Provides maintenance information for the specific model generator when scheduled maintenance is due.
- Monthly report with previous month's activity  
Detailed monthly reports provide historical generator information.
- Ability to view generator battery information  
Built in battery diagnostics displaying current state of the battery.
- Weather information  
Provides detailed local ambient weather conditions for generator location.

#### Generator

| Model  | G007290-0<br>G007291-0<br>(26 kW)                                  |
|--|--|
| Rated maximum continuous power capacity (LP)   | 26,000 Watts*  |
| Rated maximum continuous power capacity (NG)   | 22,500 Watts*  |
| Rated voltage  | 240  |
| Rated maximum continuous load current – 240 volts (LP/NG)                                    | 108.3 / 93.8   |
| Total Harmonic Distortion  | Less than 5%   |
| Main line circuit breaker  | 110 amp  |
| Phase  | 1  |
| Number of rotor poles  | 2  |
| Rated AC frequency   | 60 Hz  |
| Power factor   | 1.0  |
| Battery requirement (not included)   | 12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum |
| Unit weight (lb / kg)  | 518 / 235  |
| Dimensions (L x W x H) in / cm   | 48 x 25 x 29 / 121.9 x 63.5 x 73.7                                 |
| Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**               | 67   |
| Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode** | 57   |
| Exercise duration  | 5 min  |

#### Engine

| Engine type                   | GENERAC G-Force 1000 Series              |
|-------------------------------|--|
| Number of cylinders           | 2  |
| Displacement                  | 999 cc                                   |
| Cylinder block                | Aluminum w/ cast iron sleeve             |
| Valve arrangement             | Overhead valve                           |
| Ignition system               | Solid-state w/ magneto                   |
| Governor system               | Electronic                               |
| Compression ratio             | 9.5:1                                    |
| Starter                       | 12 VDC                                   |
| Oil capacity including filter | Approx. 1.9 qt / 1.8 L                   |
| Operating rpm                 | 3,600                                    |
| Fuel consumption              |  |
| Natural gas                   | ft <sup>3</sup> /hr (m <sup>3</sup> /hr) |
| 1/2 Load                      | 188 (5.32)                               |
| Full Load                     | 333 (9.43)                               |
| Liquid propane                | ft <sup>3</sup> /hr (gal/hr) [L/hr]      |
| 1/2 Load                      | 75 (2.06) [7.78]                         |
| Full Load                     | 132 (3.63) [13.73]                       |

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges - 3.5–7 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft<sup>3</sup>/hr x 2500 (LP) or ft<sup>3</sup>/hr x 1000 (NG). For Megajoule content, multiply m<sup>3</sup>/hr x 93.15 (LP) or m<sup>3</sup>/hr x 37.26 (NG).

#### Controls

|   |  |
|---|--|
| Two-line plain text multilingual LCD                                    | Simple user interface for ease of operation.   |
| Mode buttons: AUTO  | Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.    |
| MANUAL  | Start with starter control, unit stays on. If utility fails, transfer to load takes place. |
| OFF   | Stops unit. Power is removed. Control and charger still operate.                           |
| Ready to Run/Maintenance messages                                       | Standard   |
| Engine run hours indication   | Standard   |
| Programmable start delay between 2–1500 seconds                         | Standard (programmable by dealer only)   |
| Utility Voltage Loss/Return to Utility adjustable (brownout setting)    | From 140-171 V / 190-216 V   |
| Future Set Capable Exerciser/Exercise Set Error warning                 | Standard   |
| Run/Alarm/Maintenance logs  | 50 events each   |
| Engine start sequence   | Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).                              |
| Starter lock-out  | Starter cannot re-engage until 5 sec after engine has stopped.                             |
| Smart Battery Charger   | Standard   |
| Charger Fault/Missing AC warning  | Standard   |
| Low Battery/Battery Problem Protection and Battery Condition indication | Standard   |
| Automatic Voltage Regulation with Over and Under Voltage Protection     | Standard   |
| Under-Frequency/Overload/Stepper Overcurrent Protection                 | Standard   |
| Safety Fused/Fuse Problem Protection                                    | Standard   |
| Automatic Low Oil Pressure/High Oil Temperature Shutdown                | Standard   |
| Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown                   | Standard   |
| High Engine Temperature Shutdown  | Standard   |
| Internal Fault/Incorrect Wiring protection                              | Standard   |
| Common external fault capability  | Standard   |
| Field upgradable firmware   | Standard   |

Rating definitions – Optional Standby: Applicable for supplying backup power for the duration of the utility power outage with correct maintenance performed.

\* No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046, UL2200, and DIN6271). Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/Megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level and approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C). \*\*Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. U.S. EPA certified for non-emergency applications.

## 26 kW

## Switch Options

### Service Rated Automatic Transfer Switch Features

- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Main breakers are rated for 80% continuous load.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

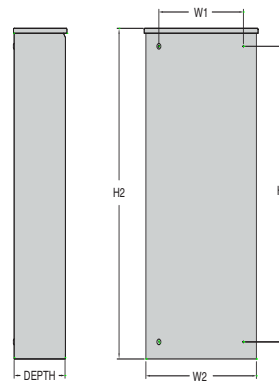
### Dimensions

|    | 200 Amps 120/240, 1Ø<br>Open Transition Service Rated |       |       |       |       |
|----|---|-------|-------|-------|-------|
|    | Height  |       | Width |       | Depth |
|    | H1  | H2    | W1    | W2    |       |
| in | 26.8  | 30.1  | 10.5  | 13.5  | 6.9   |
| cm | 67.95   | 76.43 | 26.67 | 34.18 | 17.5  |

| Wire Ranges   |              |            |
|---------------|--------------|------------|
| Conductor Lug | Neutral Lug  | Ground Lug |
| 250 MCM - #6  | 350 MCM - #6 | 2/0 - #14  |

| Model                            | G007291-0 (26 kW) |
|----------------------------------|-------------------|
| No. of poles                     | 2                 |
| Current rating (amps)            | 200               |
| Voltage rating (VAC)             | 120/240, 1Ø       |
| Utility voltage monitor (fixed)* |                   |
| -Pick-up                         | 80%               |
| -Dropout                         | 65%               |
| Return to Utility*               | Approx. 13 sec    |
| ETL or UL listed                 | Standard          |
| Enclosure type                   | NEMA/UL 3R        |
| Circuit breaker protected        | 22,000            |
| Lug range                        | 250 MCM - #6      |

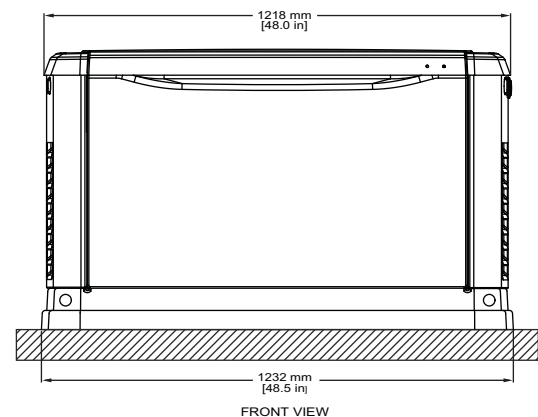
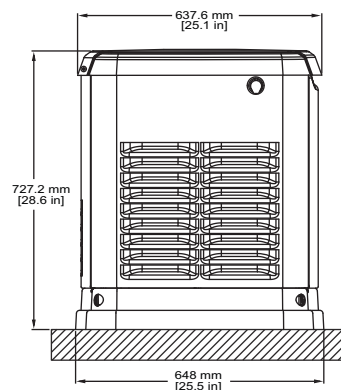
\*Function of Evolution controller  
Exercise can be set to weekly, bi-weekly, or monthly



| Model #  | Product                               | Description   |
|--|---------------------------------------|---|
| G007101-0  | Battery Pad Warmer                    | Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).   |
| G007102-0  | Oil Warmer                            | Oil warmer slips directly over the oil filter. Recommended for use if temperature regularly falls below 0 °F (-18 °C).  |
| G007103-1  | Breather Warmer                       | Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.  |
| G005621-0  | Auxiliary Transfer Switch Contact Kit | The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.  |
| G007027-0 - Bisque                                   | Fascia Base Wrap Kit                  | The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.  |
| G005703-0 - Bisque                                   | Touch-Up Paint Kit                    | If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.  |
| G006485-0  | Scheduled Maintenance Kit             | Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).   |
| G007009-0  | LTE LP Tank Fuel Level Monitor        | The LTE enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.  |
| G007000-0 (50 amp)<br>G007006-0 (100 amp)            | Smart Management Module               | Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.  |
| G007169-0 - 4G LTE<br>G007170-0 - Wi-Fi/<br>Ethernet | Mobile Link® Cellular Accessories     | The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage. |
| G007220-0 - Bisque                                   | Base Plug Kit                         | Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.  |
| G007301-0  | High Altitude Kit                     | A high altitude kit may be required when operating over 2,000 ft (610 m) above sea level per U.S. EPA regulations. Operating the engine with the incorrect engine configuration at a given altitude may increase emissions and decrease fuel efficiency and performance.  |

## Dimensions & UPCs

| Model     | UPC          |
|-----------|--------------|
| G007290-0 | 696471087307 |
| G007291-0 | 696471087314 |



Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.