

ADMINISTRATIVE VARIANCES					
	Miami	Port St. Lucie	Punta Gorda	Orlando	Jacksonville
Staff Designated for Approvals	Zoning Director	Zoning Administrator (Director of Planning and Zoning)	Zoning Official	Zoning Official	Zoning Administrator
Criteria for Administrative Variances	Up to 25% relief may be granted for yard setbacks as long as minimal City Code, Florida Building Code, fire code, or any other life-safety requirements are met.	- Relaxation of less than 36 inches (3 feet) to height and yard setbacks for existing principal and accessory structures. ** - Variances of six inches or less to height restrictions and front, rear and side yard setbacks for existing main or accessory structures **Does not permit reconstruction of a destroyed accessory structure.	- Relaxation of the minimum development standards of no more than 10% of the requirements but no greater than one foot of minimum yard requirements for an existing building. - Relaxation of the minimum yard requirements by three feet or less.	- Adjust tree protection requirements - To permit parking in the required front yard - Relaxation of yard setbacks, parking requirements, and Impervious Surface Ratio for designated local historic landmarks. - To meet requirements specified in the health and safety codes administered by the City.	- Reduce minimum lot area, lot width, yard setbacks, minimum number of required off-street parking spaces, and minimum landscaping requirements. - Increase the maximum lot coverage, maximum number of off-street parking spaces, and allowable maximum height of structures, including fences. - Adjust buffer requirements and required driveway aisle widths