

WORKSHOP



City of Coral Gables
Board of Adjustment

November 3, 2025

**CORAL
GABLES**
THE CITY BEAUTIFUL



COMPOSITION & TERM

- 7 members
- At least 4 members needed for a quorum
- The affirmative vote of four (4) members shall be necessary to authorize a variance or grant an appeal.
- Meets first Monday of every month at 9:00am
- All appointments shall be for a two (2) year period
- No member shall serve more than eight (8) consecutive years
- A board member shall be automatically terminated if they fail to attend two of three successive meeting unless excused.

The Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

<i>Powers and duties</i>	<i>Applicable Standards/Procedures</i>
Appeals (from staff decisions, including interpretations of this code by the Director of Building and Zoning, other than the City Architect or Historic Preservation Officer)	Section 14-208
Determinations of Compliance with Distance Requirements	Section 3-500
Variances	Section 14-207
Recommend Amendments to the Zoning Code to the City Commission	Section 14-212

Standards for Variances

Section 14-207.6. Standards for variances.

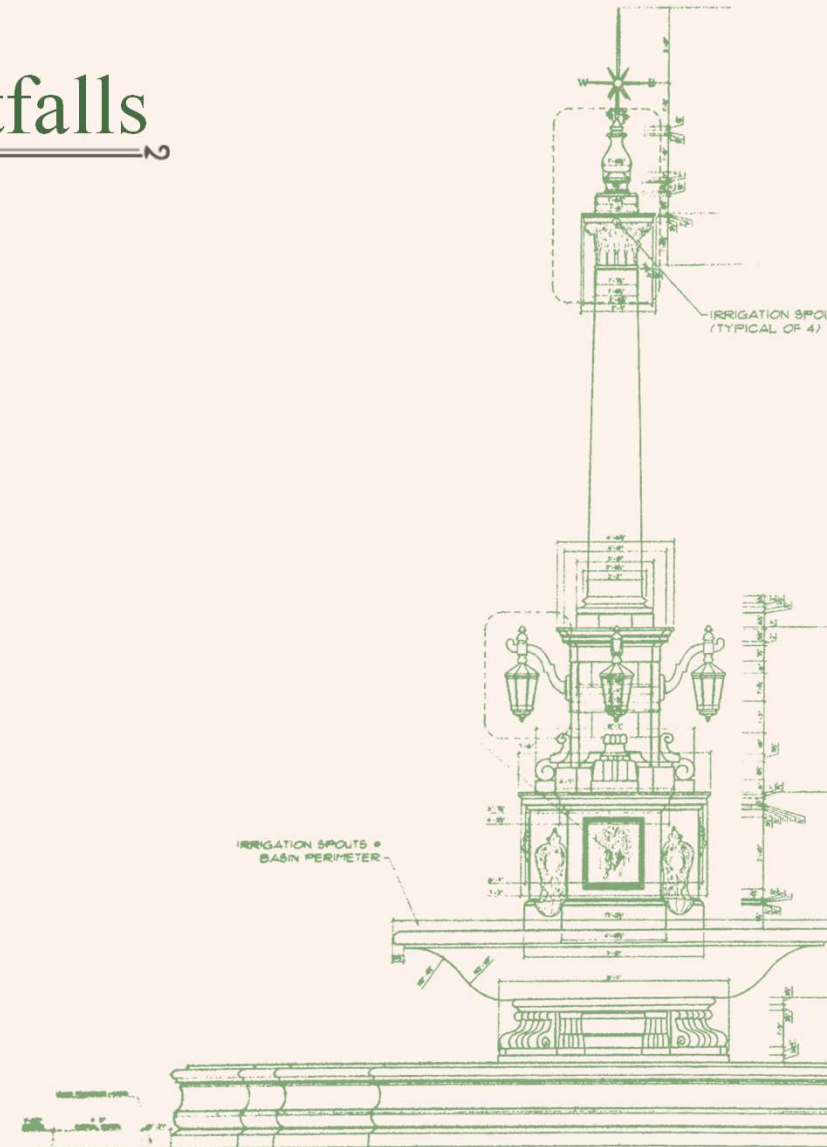
A. In order to authorize any variance from the terms of these regulations, the Board of Adjustment, shall find:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
2. That the special conditions and circumstances do not result from the actions of the applicant.
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.
4. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
6. That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.
7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
8. That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

Avoiding Legal Pitfalls

Refresher's Course:

- Quasi-Judicial Procedures
- Exparte Communications
- Conflicts of Interest



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Thank You

