

## SIGN VARIANCE

In specific cases where the literal and strict enforcement of the applicable provisions of these Zoning and Land Development Regulations or other regulations or provisions of this code, would result in undue or unnecessary hardship, the Planning and Development Board may grant a petition for variance from said regulations as will provide substantial justice and not be contrary to the public interest reflected in said regulations, provided the Board makes the following findings: (a-c)

- a. The variance is not contrary to the public interest;
- b. The variance is required due to special conditions.
- c. A literal enforcement of the provisions of Article 8, may result in an unnecessary hardship.

These items are considered according to [quasi-judicial](#) procedures.

## QUASI-JUDICIAL

The application regarding your property has been interpreted by Florida courts to be quasi-judicial in nature. This means that the City's decision is to be supported by competent, substantial evidence in the record regarding your application. In quasi-judicial procedures all witnesses are sworn in, subject to cross-examination, and the applicant, the City and any other interested party (e.g. a neighbor) are allowed opening and closing statements. However, the City's adopted quasi-judicial procedures allow you to waive this process and have your application heard and considered in a more informal manner, or legislatively, if you so wish and elect, and staff present agrees. You may identify your choice at the time of the meeting.