

ORDINANCE 20 – 26

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, AMENDING THE CITY OF CAPE CORAL, FLORIDA LAND DEVELOPMENT CODE, ARTICLE 2, DECISION MAKING, CHAPTER 2, HEARING EXAMINER; AMENDING SECTION 3.1.3., DEVELOPMENT APPROVAL PROCESS; TABLE 3.1.3., SECTION 3.1.11., PUBLIC HEARING PROCEDURES, AND SECTION 3.1.13., CONDITIONS ON APPROVALS, ALL AS SET FORTH WITHIN ARTICLE 3, DEVELOPMENT REVIEW, CHAPTER 1, DEVELOPMENT REVIEW PROCEDURES; AMENDING SECTION 3.4.1., GENERAL REQUIREMENTS, AS SET FORTH WITHIN ARTICLE 3, DEVELOPMENT REVIEW, CHAPTER 4, SPECIFIC REVIEW PROCEDURES – QUASI-JUDICIAL PERMITS AND APPROVALS; AND AMENDING SECTION 9.6.1., VARIANCES, SECTION 9.6.2., APPEALS, AND SECTION 9.6.3., LIMITATIONS ON AUTHORITY TO GRANT VARIANCES, ALL AS SET FORTH WITHIN ARTICLE 9, FLOODPLAIN MANAGEMENT, CHAPTER 6, VARIANCES AND APPEALS, BY ELIMINATING THE HEARING EXAMINER AND ESTABLISHING A SPECIAL MAGISTRATE TO CONDUCT QUASI-JUDICIAL AND OTHER HEARINGS IN ACCORDANCE WITH PROVISIONS OF THIS CODE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

An Ordinance of the Mayor and City Council of the City of Cape Coral, Florida, amending the City of Cape Coral, Florida Land Development Code, Article 2, Decision Making, Chapter 2, Hearing Examiner; Amending Section 3.1.3., Development Approval Process; Table 3.1.3., Section 3.1.11., Public Hearing Procedures, and Section 3.1.13., Conditions on Approvals, all as set forth within Article 3, Development Review, Chapter 1, Development Review Procedures; amending Section 3.4.1., General Requirements, as set forth within Article 3, Development Review, Chapter 4, Specific Review Procedures – Quasi-Judicial Permits and Approvals; and amending Section 9.6.1., Variances, Section 9.6.2., Appeals, and Section 9.6.3., Limitations on Authority to Grant Variances, all as set forth within Article 9, Floodplain Management, Chapter 6, Variances and Appeals, by eliminating the Hearing Examiner and establishing a Special Magistrate to conduct quasi-judicial and other hearings in accordance with provisions of this code; providing for severability and an effective date.