

Division 11. Special Masters**Section III-1101. Powers and Duties**

Each Special Master shall have the following powers and duties:

A. To hear and decide appeals of any written order, decision, determination, or interpretation of the Director of Building, Zoning and Code Enforcement in the event final action on an appeal cannot be obtained by the Board of Adjustment as set forth in Section III-303 (D).

B. To hear and grant variances from the terms of the Land Development Regulations in the event final action on a petition for a variance cannot be obtained by the Board of Adjustment as set forth in Section III-303 D. However, a Special Master shall not be able to grant variances from the terms of these Land Development regulations pertaining to the following:

1. Properties located in the Government Use (G) zone district;
2. Construction of docks in the Marine Park (MP) zone adjacent to G zoned property;
3. The location or use requirements pertaining to Adult Use Permits;
4. Minimum building first floor elevations; or,
5. Height bonuses as provided under Section VI-503(M).

C. To take testimony under oath and to compel the attendance of witnesses.

D. A Special Master shall have the authority to affirm, reverse or modify the written decision or interpretation appealed from, so long as such action is in conformity with the terms of these Land Development Regulations and to that end a Special Master shall have the powers of the Director of Building, Zoning and Code Enforcement to make such order, requirement, decision or determination as may be required with regard to appeals.

Section III-1102. Appointment

The Code Enforcement Special Master and Alternate Code Enforcement Special Masters appointed by the City Commission pursuant to Section 2-306(c) of the Sarasota City Code shall serve as Special Masters with those powers and duties as set forth in the Land Development Regulations.

Section III-1103. Rules, Staff and Records

ARTICLE III: Decision Making and Administrative Bodies

A. The Rules of Procedure adopted by the Board of Adjustment shall be applicable to all hearings heard by the Special Masters.

B. Special Masters shall be provided with such professional assistance as may be deemed necessary to enable them to perform functions assigned to them under these Land Development Regulations. The City Manager shall provide a secretary for the Special Masters.

C. All hearings shall be recorded. Minutes of all proceedings shall be prepared by the secretary and approved by the Special Master conducting the hearing.

(Ord. No. 03-4430, sec. 4, 1-21-03)