

QUASI-JUDICIAL HEARING

INTRODUCTION

(May be read by Chair at the beginning of the meeting)

This hearing shall be conducted in accordance with quasi-judicial rules. The Applicant and the City shall be permitted to present their case. The Public shall be allowed to speak for 3 minutes each or a maximum of 6 minutes if the person represents an organization or a group of people who are present, but agree not to speak. The City Commission/Staff and the Applicant may be allowed to cross-examine a witness. The City or the Applicant will be allowed to offer rebuttal testimony.

The decision to approve or deny an application or appeal may not legally be made upon personal views as to whether a project is a good project or not, nor may a decision be based on the numbers of citizens who support or oppose a particular project. The law requires that all decision must be made on the basis of whether the project meets the requirements of law, the Comprehensive Plan, and the Land Development Regulations.

SUMMARY OF QUASI-JUDICIAL HEARING PROCESS

1. Swear in Witnesses
2. Disclosure of Ex-Parte Communications by City Commissioners.
3. City Staff enters project file into the record.
4. Applicant shall present its case, including witnesses.
5. City Staff shall present its case, including witnesses.
6. Public may speak for or against (max 3 minutes per person; unless person represent an organization or other group of people who are present and who yield their time to an individual person, then the maximum time shall be 6 minutes.)
7. Cross examination will be allowed after each citizen participant/witness. City Commission/Staff and the Applicant shall be allowed to cross examine anyone who testified before commission.
8. The City Commission/Staff and the Applicant will be allowed to offer rebuttal testimony in response to any cross-examination.