

CHAPTER 818

ZONING ORDINANCE: PERMIT, CERTIFICATE, AND APPROVAL REVOCATION

818-1. Authority to Revoke

Any permit, certificate or approval issued or granted under this ordinance may be revoked by the Administrator, in accordance with the provisions of this chapter, if the Administrator finds that the recipient of the permit, certificate or approval ("recipient") fails to use, develop or maintain the subject property in accordance with the plans submitted, the requirements and standards of this ordinance, any additional requirements or conditions imposed by the County, Board, Commission or Administrator, or any commitments or self-imposed conditions made by the recipient.

818-2. Effect of Revocation

- (A) No person may continue to improve or make use of the subject property after a permit, certificate or approval has been revoked.
- (B) The County, Board, Commission, or Administrator may not issue any additional permits, certificates or approvals directly affecting or relative to the subject property until the basis for the revocation has been removed by the applicant or the matter otherwise resolved by the County, Board, Commission, Administrator or recipient.

818-3. Revocation Procedure

- (A) If the Administrator finds that sufficient grounds exist for the revocation of a permit, certificate or approval, the Administrator shall send the recipient ten (10) days written notice of intent to revoke, shall inform the recipient of the specific basis found to justify revocation, and shall specify the actions necessary to avoid revocation.
- (B) Within five (5) days of giving notice of intent to revoke, the Administrator shall, upon request, review the basis of the intended revocation with the recipient.
- (C) The recipient shall implement the actions specified by the Administrator within ten (10) days of the date of notice or within such other reasonable time as may be determined by the Administrator.
- (D) If the Administrator revokes a permit, certificate or approval, the Administrator shall send the recipient with a written notice of revocation which specifies the specific basis of the revocation and which informs the recipient of his right to appeal the Administrator's action.

818-4. Appeal of Revocation

- (A) The revocation of any permit, certificate or approval may be appealed to the Board by any person claiming to be adversely affected by the revocation.
- (B) Every appeal shall be filed within fourteen (14) days from the date of the order, requirement, decision or determination.
- (C) Notice of hearing on the appeal shall be given ten (10) days prior to the Board's hearing date and may be made a part of the Notice of Hearing by the Administrator.

- (D) The Board's hearing on the Administrator's action shall be de novo, in the same manner as though the application was originally filed with the Board.
- (E) The decision of the Board with respect to revocation shall be the final administrative decision on the subject. Any further appeal would be to the courts through writ of certiorari.

[end of chapter]