



LAND DEVELOPMENT CODE

APPEALS

In 1990, the Port Orange City Council adopted the "Land Development Code" (LDC). The LDC is a set of regulations, requirements, and procedures to guide the use and development of land within our City. This unified Code is intended to protect the health, safety, and general welfare of our citizens, and to enhance the appearance, function, and liveability of the community. City staff is charged with administering this Code, and the City's Administrative Official (Director of Community Development) oversees this activity. On occasion, a person, or group of persons, may disagree with how City staff interprets the LDC. To handle such situations, the following methods of appeal are authorized under Chapter 3, Section 6, of the LDC.

TECHNICAL APPEAL

You or any affected party may file an appeal regarding technical interpretations made by the City staff. A technical appeal is initiated by submitting your appeal in writing within thirty (30) days after the decision in dispute is rendered. This written appeal may simply be a letter, submitted to the Director of Community Development. This letter should address the grounds for the appeal, and all facts you believe support your position. Technical appeals which deal with the City Building and Fire Codes are heard by the Building Trades Board. All other types of appeals are heard by the Planning Commission. These bodies have the final decision on the matter. Your written appeal will be scheduled for review no sooner than seven (7) days, and no later than forty-five (45) days, of receiving your letter. You will be advised of the meeting date for your appeal.

PROCEDURAL APPEAL

You or any affected party may file an appeal regarding procedural decisions made by the City staff. A procedural appeal is initiated by submitting your appeal in writing thirty (30) days after the decision in dispute is rendered. This written appeal may simply be a letter, submitted to the City Manager, with a copy sent to the Department of Community Development. Your letter should address the grounds for the appeal, and all facts you believe support your position. Procedural appeals are heard by the City Council, who will make a final decision on the matter. Your appeal will be scheduled for hearing within twenty-one (21) days of receiving your written appeal.

DEPARTMENT OF COMMUNITY DEVELOPMENT
1000 CITY CENTER CIRCLE, PORT ORANGE, FL 32129