



City of Indian Harbour Beach Staff Report

City Council Agenda Item

Public Hearing:

Ordinance No. 2022-05 Amending Article XVII of Appendix A of the Code of Ordinances Revising the Time Period of Application for Zoning and Land Use Amendments, Amending Article XVIII of Appendix A of the Code of Ordinances Providing a Non-binding Concept Plan Be Submitted with a Rezoning Application, and Amending Article XIX of Appendix A of the Code of Ordinances Adding a New SubSection (8) Requiring Community Engagement in Advance of Applications for Zoning and Land Use Amendments

Meeting Date: June 14, 2022

Attachments:

Ordinance No. 2022-05

Staff Recommendation:

Conduct a Public Hearing and approve Ordinance No. 2022-05 on first reading.

Background Information:

In March and April 2022, the City held public hearings on a request to amend the Future Land Use Map from Commercial Mixed-Use to Multi-Family and rezone the property from C-P (Professional Office) to R-3 (Multi-family Residential) for 1.05 acres located on the Westside of SR A1A. This request and the subsequent public hearings revealed a lack of a requirement for the applicant to provide a non-binding site plan as an exhibit for a rezoning or to have a pre-application community meeting.

Staff believes that many of the questions, comments, or concerns could have been addressed in advance of the public hearing if these items had been a requirement for this type of application.

Therefore, staff sought direction from the Mayor and City Council concerning the advisability to provide an amendment to the Zoning Code requiring applicants to provide a non-binding site plan as a required exhibit for a rezoning request, requiring a community engagement meeting by applicants in advance of the public hearings, and revising the application deadline to accommodate the community engagement.

On April 26th, the Mayor and City Council directed Staff to prepare an ordinance implementing these amendments. Attached is Ordinance No. 2022-05 amending the City's Zoning Code.

City Code requires the Planning and Zoning Board (PZB) to hold a public hearing on such amendments and make a recommendation to the City Council on adopting changes to the Zoning Code. Said public hearing occurred on June 8, 2022 (after the drafting and publication of this agenda).

Staff believes the Planning and Zoning Board will make a recommendation to the City Council on Ordinance No. 2022-05 implementing the changes outlined in this report. The specifics of the PZB vote will be provided to the Mayor and City Council prior to the meeting.