

Zoning in Progress
Zoning and Land Development Regulations

N. Zoning in progress.

During the period of time that a petition for either a text amendment to the Zoning and Land Development Regulations or change of zoning district is under consideration, no permit(s) of any kind shall be issued if such permit would result in the nonconforming or unlawful use of the subject property should the petition for change be finally enacted by the City Commission, subject to the following conditions:

1. The period of time of such freeze on permits shall begin on the earlier of (i) the date of notification of the property owner(s) by certified mail of the initial public hearing before the Planning and Development Board, or (ii) the initial publication date of the initial public hearing before the Planning and Development Board. The freeze on permits shall continue for a maximum period of six months, provided, however, that such six month period may be extended for up to an additional six months by resolution of the City Commission where the scope and magnitude of the petition requires additional time for study and deliberation.
2. Where a postponement or other delay of a petition is requested by the owner of the subject property, such period of delay shall not be counted against the zoning in progress period.

(Ord. O-2001-15, passed 5-16-01; Am. Ord. O-2003-38, passed 11-5-03; Am. Ord. O-2004-16, passed 6-16-04; Am. Ord. O-2006-37, passed 12-14-06; Am. Ord. O-2008-11, passed 6-4-08; Am. Ord. O-2008-23, passed 10-15-08; Am. Ord. O-2009-39, passed 12-2-09; Am. Ord. O-2011-14, passed 5-4-11; Am. Ord. O-2016-23, passed 11-2-16; Am. Ord. O-2019-13, passed 6-19-19)