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## Try Miami zoning plan

When the lawyers who represent developers form a bloc to kill a sweeping overhaul of zoning laws, chances are that the overhaul will be good for ``the little guys" -- homeowners and neighborhoods.

So it comes as no surprise that developers' lawyers and building industry groups are lobbying Miami commissioners and Mayor Tomás Regalado to postpone -- or even scrap -- implementation of the much-scrutinized Miami 21 zoning plan set to go into effect May 20.

### Keep pledge

Mayor Regalado, the only No vote on Miami 21 when he was a commissioner, has said that he wouldn't meddle with a plan approved by a previous City Commission majority. He should keep that pledge and urge the commission to let the new rules take effect this month.

Miami 21 focuses on a pedestrian-friendly, neighborhood-enhancement blueprint for a city that has experienced frequent jags of uncoordinated, hodge-podge development over the years. The new zoning plan is meant to bring order and coherence to new development and redevelopment while balancing neighborhood preservation with property rights.

Only one commissioner, Chairman Marc Sarnoff, who voted for the plan is still on the commission. The other four, none of whom are big fans of Miami 21, are being heavily lobbied by developers' representatives.

### Stop tinkering

They should honor their predecessors' decision, which wasn't made lightly. Stop the tinkering. If commissioners give in to developers and postpone implementation, residents will have only one way to interpret this: The commission is more beholden to builders than to its constituents.

We'll never know if Miami 21 works until it's put to use. And it's certainly clear that residents are tired of high rises encroaching on their neighborhoods and don't want to stick with the status quo.

Miami 21, a major goal of former Mayor Manny Diaz, was subjected to five years of debate and amending during more than 400 public hearings. Everyone had their say, including developers.

It's time to put Miami 21 to work.

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