



Board of Commissioners Meeting Agenda Item Submittal

Item To Be Considered: **Direction on Scheduling Public Hearing for Rezoning Request**

Board Meeting Date: **April 9, 2024**

Prepared By: **Alissa Fender – Town Clerk**

Overview: Per the Board of Commissioners Policy #9, public hearings related to proposed changes in the official zoning map are authorized to be scheduled when supported by both the Planning Board and staff.

A rezoning request from Emerald Coast, LLC, on behalf of themselves and other property owners was resubmitted and reviewed by the Planning Board on April 2, 2024. The request was to rezone the four parcels located on Queen Creek Road from O\I (Office\Institutional) to B-1 (Business). The areas are further identified as 140 Queens Creek Road containing 0.48 acres (tax parcel 1313-88), 144 Queens Creek Road containing one acre (tax parcel ID 1313-87) and 150 Queens Creek Road containing 1.35 acres (tax parcel ID 1313-85) 160 Queens Creek Road containing 5 acres (tax parcel ID 1313-85.1) the total acreage requested for rezoning is +/-7.83 acres.

The proposed change from O\I (Office\Institutional) to B-1 (Business) is not consistent with the Comprehensive Plan, specifically the Future Land Use Map, and staff supports the property remaining O\I (Office\Institutional) and was unanimously not recommended for approval by the Planning Board.

If the board desires to hear the rezoning, a public hearing can be scheduled for the next meeting on April 23, 2024.

Background Attachment(s): None

Recommended Action: Provide direction to staff on scheduling a public hearing for the rezoning request.

Action: _____

