



Board of Commissioners Meeting Agenda Item Submittal

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

Board Meeting Date: September 12, 2022

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 submitted and reviewed by the Planning Board on September 6, 2022. The request was to rezone the four parcels located on Queen Creek Road from O/I (Office and 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 was unanimously not recommended for approval by the Planning Board because of the low-density land use designation identified on the site and development pattern in the area and due to safety concerns identified in the 2019 Traffic Impact Analysis.

Background Attachment(s):

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

Action: _____
