

**MINUTES OF THE REZONING MEETING OF THE ESCAMBIA
COUNTY PLANNING BOARD**

Rezoning Meeting - December 7, 2021 - 8:30AM

Escambia County Central Office Complex

3363 West Park Place, Room 104

1. Call to Order.

Present: Reid Rushing, Board Member
Walker Wilson, Board Member
Jay Ingwell, Board Member
Eric Fears, Board Member
Wayne Briske, Chairman
Tim Pyle, Vice Chairman
Gary Sammons, Board Member
Kevin Adams

Absent: Stephen Opalenik

Staff Present: Horace Jones, Director, Development Services
Andrew Holmer, Division Manager, Planning & Zoning
John Fisher, Senior Urban Planner
Allyson Lindsay, Urban Planner II
Matthew Shaud, Assistant County Attorney
Rachel Whitmire, Administrative Assistant

Chairman Briske called the Rezoning Meeting of the Planning Board to order at 8:33 a.m.

2. Pledge of Allegiance to the Flag.

3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Eric Fears, Seconded by Reid Rushing

Motion was made to waive the reading of the legal advertisement.

Vote: 7 - 0 Approved

4. Approval of Minutes.

- I. That the Planning Board review and approve the Meeting Resume Minutes of the November 2, 2021, Planning Board Rezoning Meeting.

Motion by Eric Fears, Seconded by Reid Rushing

Motion was made to approve the rezoning minutes of the November 2,

2021, Planning Board Rezoning meeting.

Vote: 7 - 0 Approved

5. Acceptance of Planning Board Meeting Packet.

Motion by Eric Fears, Seconded by Reid Rushing

Motion was made to accept the meeting package.

Vote: 7 - 0 Approved

6. Public Hearings.

- I. Case No.: Z-2021-13
Applicant: Gurnoor Kaur, Amerco Real Estate Company, Agent for Henry Roberts Ferry Pass United Methodist Church Trustees c/o Bright Bridge Ministries, Owner
Address: 7300 N Davis Hwy & 800 Block of Bloodworth Lane.
Property Size: 3.91 (+/-) acres
From: Com, Commercial district (25 du/acre) and HDR, High Density Residential district (18 du/acre)
To: Com, Commercial district (25 du/acre)

No planning board member acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member abstained from voting on this matter due to any conflict of interest.

Motion by Tim Pyle, Seconded by Eric Fears

Motion was made to accept the corrected maps into evidence.

Vote: 7 - 0 Approved

Motion by Tim Pyle, Seconded by Walker Wilson

Motion was made to accept exhibit 1 into evidence.

Vote: 7 - 0 Approved

Motion by Gary Sammons, Seconded by Walker Wilson

Motion was made to accept staff's findings and recommend approval to the BCC.

Vote: 7 - 0 Approved

- II. Case No.: Z-2021-15
Applicant: Robert Ward, Agent for Southeastern Pipe and Precast of Florida, LLC, Owner
Address: 2900 Hwy 95A
Property Size: 28.63 (+/-) acres
From: HC/LI, Heavy Commercial and Light Industrial district (25 du/acre)
To: Ind, Industrial district (Dwelling unit density limited to vested residential development)

No planning board member acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member abstained from voting on this matter due to any conflict of interest.

Motion by Walker Wilson, Seconded by Jay Ingwell

Motion was made to accept staff's findings and recommend approval to the BCC.

Vote: 7 - 0 Approved

- III. Case No.: Z-2021-16
Applicant: Robert Ward, Agent for American Concrete Supply, Inc., Owner
Address: 2800 Hwy 95A N and 16 E Quintette Rd
Property Size: 31.84 (+/-) acres
From: HC/LI, Heavy Commercial and Light Industrial district (25 du/acre)
To: Ind, Industrial district (Dwelling unit density limited to vested residential development)

No planning board member acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member abstained from voting on this matter due to any conflict of interest.

Motion by Eric Fears, Seconded by Reid Rushing

Motion was made to accept staff's findings and recommend approval to the BCC.

Vote: 7 - 0 Approved

- IV. Case No.: Z-2021-17
Applicant: Robert Ward, Agent for BNC Holdings Inc., Owner
Address: 26-2N-31-4203-000-001 and 26-2N-31-3401-000-001
Property Size: 3.34 (+/-) acres
From: HC/LI, Heavy Commercial and Light Industrial district (25 du/acre)
To: Ind, Industrial district (Dwelling unit density limited to vested residential development)

No planning board member acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member abstained from voting on this matter due to any conflict of interest.

Motion by Tim Pyle, Seconded by Gary Sammons

Motion was made to accept staff's findings and recommend approval to the BCC.

Vote: 7 - 0 Approved

- V. Case No.: Z-2021-18
Applicant: James Butler, Agent for Big Fly Holdings, LLC, Owner
Address: 117 Pace Pkwy
Property Size: 7.44 (+/-) acres
From: LDMU, Low Density Mixed-Use district (7 du/acre)
To: Com, Commercial district (25 du/acre)

No planning board member acknowledged visiting the site.

No planning board member acknowledged any ex parte communication

regarding this item.

No planning board member abstained from voting on this matter due to any conflict of interest.

Motion by Eric Fears, Seconded by Reid Rushing

Motion was made to accept Brian Hoffman as the agent for James Butler.

Vote: 7 - 0 Approved

Motion by Tim Pyle, Seconded by Eric Fears

Motion was made to accept Exhibit 1 and 2 into evidence.

Vote: 7 - 0 Approved

Chairman Briske left the meeting at 10:05. Vice Chairman Tim Pyle was acknowledged as acting Chairman.

Motion by Reid Rushing, Seconded by Eric Fears

Motion was made to accept Exhibit 3 into evidence.

Vote: 6 - 0 Approved

Motion by Reid Rushing, Seconded by Jay Ingwell

Motion was made to not accept staff's findings on criteria c and d to agree with the applicant and recommend approval to the BCC.

Vote: 6 - 0 Approved

VI. Case No.:	Z-2021-14
Applicant:	DeWitt D. Clark, Litvak Beasley Wilson & Ball, LLP, Agent for Emerald Coast Utilities Authority, Owner
Address:	6722 Pine Forest Rd
Property Size:	30.89 (+/-) acres
From:	Com, Commercial district (25 du/acre)
To:	Pub, Public (Dwelling unit density limited to vested residential development)

No planning board member acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member abstained from voting on this matter due to any conflict of interest.

Motion by Reid Rushing, Seconded by Eric Fears

Motion was made to accept staff's findings and recommend approval.

Vote: 5 - 1 Approved

Voted No: Jay Ingwell

7. Adjournment.

There being no further business to come before the Board, Vice Chairman Pyle declared the Planning Board Rezoning Meeting adjourned at 11:06 a.m.