

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

Regular Meeting - July 13, 2023 - 8:30 AM

Escambia County Central Office Complex

3363 West Park Place, Room 104

1. Call to Order.

Present:	Reid Rushing, Board Member Jay Ingwell, Board Member Eric Fears, Board Member Walker Wilson, Vice Chairman William Van Horn II, Board Member Kevin Adams, School Board Representative
Absent:	Wayne Briske, Chairman Tim Pyle, Board Member
Staff Present:	Horace Jones, Director, Development Services Department Andrew Holmer, Deputy Director, Development Services Department John Fisher, Senior Urban Planner Allyson Lyndsay, Urban Planner II Rachel Whitmire, Development Services Coordinator Kristin Hual, Deputy County Attorney Stephen West, Senior County Attorney

Vice Chairman Wilson called the Regular Meeting of the Planning Board to order at 9:12 a.m.

2. Pledge of Allegiance to the Flag.

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

Motion by Reid Rushing , Seconded by Eric Fears

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

Vote : 5 - 0 Motion carried unanimously

4. Approval of Minutes.

- I. A. RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the June 6, 2023, Planning Board Regular Meeting.
- B. Planning Board Monthly Action Follow-up Report for June 2023.
- C. Planning Board 6-Month Outlook for July 2023.

Motion by Eric Fears, Seconded by William Van Horn II

Motion was made to approve the regular minutes of the June 6, 2023, Planning Board Regular meeting.

Vote : 5 - 0 Motion carried unanimously

5. Acceptance of Planning Board Meeting Packet.

Motion by Reid Rushing, Seconded by Eric Fears

Motion was made to accept the meeting packet.

Vote : 5 - 0 Motion carried unanimously

6. Public Hearings.

I. Case No.:	OSP-2023-02
Applicant:	Meredith Bush, Agent for Exit 3 Investments, LLC, Owner
Address:	Highway 196; Barrineau Park Rd; 21-2N-31-2100-007-001; 21-2N-31-2100-011-001; 21-2N-31-2100-012-001; 21-2N-31-2100-009-001; 21-2N-31-2100-000-000; 21-2N-31-2100-010-001; 21-2N-31-2100-013-001; 21-2N-31-2100-000-001; 20-2N-31-1101-000-000;
Property Size:	148.63 (+/-) acres
From:	Conservation Neighborhood and Wetlands (Jacks Branch)
To:	MU-S, Mixed-Use Suburban

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Escambia County Mid-West Sector Plan, Final Land Use Plan, Figure 2.01.A, removing nine total parcels; parcel one located within Section 21, Township 2N, Range 31W, Parcel Number 21-2N-31-2100-007-001; parcel two located within Section 21, Township 2N, Range 31W, Parcel Number 21-2N-31-2100-011-001; parcel three located within Section 21, Township 2N, Range 31W, Parcel Number 21-2N-31-2100-012-001; parcel four located within Section 21, Township 2N, Range 31W, Parcel Number 21-2N-31-2100-009-001; parcel five located within Section 21, Township 2N, Range 31W, Parcel Number 21-2N-31-2100-000-000; parcel six located within Section 21, Township 2N, Range 31W, Parcel Number 21-2N-31-2100-010-000; parcel seven located within Section 21, Township 2N, Range 31W, Parcel Number 21-2N-31-2100-013-001; parcel eight located within Section 21, Township 2N, Range 31W, Parcel Number 21-2N-31-2100-000-001; and parcel nine located within Section 20, Township 2N, Range 31W, Parcel Number 20-2N-31-1101-000-000, respectively

totaling 148.63 (+/-) acres, located on Highway 196, from the Escambia County Mid-West Sector Plan; Further amending Part II of the Escambia County Code of Ordinances, the Escambia County Comprehensive Plan: 2030, as amended; amending Chapter 7, "The Future Land Use Element," Policy FLU 1.1.1, to provide for an amendment to the 2030 Future Land Use Map, assigning a Future Land Use category of Mixed-Use Suburban (MU-S).

Motion by Reid Rushing, Seconded by Eric Fears

Motion was made to accept the applicant's request to drop item OSP-2023-02.

Vote : 5 - 0 Motion carried unanimously

II. Case No.:	OSP-2023-03
Applicant:	Meredith Bush, Agent for Exit 3 Investments, LLC, Owner
Address:	3400 BLK John Wilson Rd.; 32-2N-31-4206-000-000
Property Size:	113.89 (+/-) acres
From:	Conservation Neighborhood, Suburban Garden, and Wetlands (Jacks Branch)
To:	MU-S, Mixed-Use Suburban

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Escambia County Mid-West Sector Plan, Final Land Use Plan, Figure 2.01.A, removing a parcel within Section 32, Township 2N, Range 31W, Parcel Number 32-2N-31-4206-000-000, totaling 113.89(+/-) acres, located on 3400 Block John Wilson Road, from the Escambia County Mid-West Sector Plan; Further amending Part II of the Escambia County Code of Ordinances, the Escambia County Comprehensive Plan: 2030, as amended; amending Chapter 7, "The Future Land Use Element," Policy FLU 1.1.1, to provide for an amendment to the 2030 Future Land Use Map, assigning a Future Land Use category of Mixed-Use Suburban (MU-S).

Motion by Reid Rushing, Seconded by Eric Fears

Motion was made to accept the Molino Utilities Capacity Analysis Report into Evidence.

Vote : 5 - 0 Motion carried unanimously

Motion by Jay Ingwell

Motion was made to recommend denial to the BCC.

Motion fails due to no second.

Motion by Jay Ingwell, Seconded by Eric Fears

Motion was made to recommend denial to the BCC.

Vote : 5 - 0 Motion carried unanimously

- III. Case No.: OSP-2023-04
Applicant: Meredith Bush, Agent for Exit 3 Investments, LLC, Owner
Address: 3400 BLK John Wilson Rd.; 20-2N-31-3100-000-000
Property Size: 114.57 (+/-) acres
From: Conservation Neighborhood, Suburban Garden, Neighborhood Center, and Wetlands (Jacks Branch)
To: MU-S, Mixed-Use Suburban

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Escambia County Mid-West Sector Plan, Final Land Use Plan, Figure 2.01.A, removing a parcel within Section 20, Township 2N, Range 31W, Parcel Number 20-2N-31-3100-000-000, totaling 114.57(+/-) acres, located on 3400 Block John Wilson Road, from the Escambia County Mid-West Sector Plan; Further amending Part II of the Escambia County Code of Ordinances, the Escambia County Comprehensive Plan: 2030, as amended; amending Chapter 7, "The Future Land Use Element," Policy FLU 1.1.1, to provide for an amendment to the 2030 Future Land Use Map, assigning a Future Land Use category of Mixed-Use Suburban (MU-S).

Motion by Jay Ingwell, Seconded by Eric Fears

Motion was made to recommend denial to the BCC.

Vote : 5 - 0 Motion carried unanimously

- IV. Case No.: OSP-2023-05
Applicant: Meredith Bush, Agent for Exit 3 Investments, LLC, Owner
Address: 3400 BLK John Wilson Rd.; 32-2N-31-1103-000-000 and 29-2N-31-3100-000-000
Property Size: 184.86 (+/-) acres
From: Suburban Garden, Traditional Garden, Traditional Village, Village Center, and Wetlands (Jacks Branch)
To: MU-S, Mixed-Use Suburban

That the Board review and recommend to the Board of County Commissioners

(BCC) for adoption, an Ordinance amending the Escambia County Mid-West Sector Plan, Final Land Use Plan, Figure 2.01.A, removing two parcels; parcel one located within Section 32, Township 2N, Range 31W, Parcel Number 32-2N-31-1103-000-000; and parcel two located within Section 29, Township 2N, Range 31W, Parcel Number 29-2N-31-3100-000-000, respectively totaling 184.86(+/-) acres, located on John Wilson Road, from the Escambia County Mid-West Sector Plan; Further amending Part II of the Escambia County Code of Ordinances, the Escambia County Comprehensive Plan: 2030, as amended; amending Chapter 7, "The Future Land Use Element," Policy FLU 1.1.1, to provide for an amendment to the 2030 Future Land Use Map, assigning a Future Land Use category of Mixed-Use Suburban (MU-S).

Motion by Jay Ingwell, Seconded by Reid Rushing

Motion was made to recommend denial to the BCC.

Vote : 5 - 0 Motion carried unanimously

7. Action/Discussion/Info Items.

8. Public Forum.

9. Director's Review.

10. County Attorney's Report.

11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for Tuesday, August 1, 2023, at 8:30 a.m., in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.

13. Adjournment.

There being no further business to come before the Board, Vice Chairman Wilson declared the Planning Board Regular Meeting adjourned at 3:13 p.m.