

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

Rezoning Meeting - October 1, 2024 - 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 William Van Horn II, Vice Chairman Tim Pyle, Board Member
Absent:	Ben Nelson, Board Member Walker Wilson, Chairman Kevin Adams, School Board Representative Stephen Opalenik, Navy Representative
Staff Present:	Horace Jones, Director, Development Services Department Caleb MacCartee, Urban Planning Manager Allyson Lindsay, Urban Planner II Rachel Whitmire, Development Services Coordinator Christopher Shaffer, Assistant County Attorney

Vice Chairman Van Horn called the Rezoning Meeting of the Planning Board to order at 8:31 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 Tim Pyle

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 Minutes of the September 10, 2024, Planning Board Rezoning Meeting.
- B. Planning Board Monthly Action Follow-up Report for September 2024.
- C. Planning Board 6-Month Outlook for October 2024.

Motion by Jay Ingwell, Seconded by Time Pyle

Motion was made to approve the minutes of the September 10, 2024, Planning Board Rezoning meeting.

Vote : 5 - 0 Motion carried unanimously

5. Acceptance of Planning Board Meeting Packet.

Motion by Reid Rushing, Seconded by Jay Ingwell

Motion was made to accept the meeting packet.

Vote : 5 - 0 Motion carried unanimously

6. Public Hearings.

- I. Case No.: Z-2024-16
Applicant: Sydney Haitt, Agent for His House of Worship Inc, Owner
Address: 6200 W Nine Mile Road
Property Size: 1.91 (+/-) acres
From: LDR, Low Density Residential district (4 du/acre)
To: LDMU, Low Density Mixed-Use district (7 du/acre)

Eric Fears stated he lives near the property and drives by it often.

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 recommend denial to the BCC.

Vote : 5 - 0 Motion carried unanimously

- II. Case No.: Z-2024-17
Applicant: Meredith Bush, Agent for Olde City Developers LLC and Albert R Bricker LLC, Owners
Address: Salem Drive, 627 Salem Drive, and 434 Olive Road; Parcel Numbers 21-1S-30-2101-007-021, 21-1S-30-2101-010-021, 21-1S-30-2101-009-021, and 21-1S-30-2101-001-021
Property Size: 7.17 (+/-) acres

From: MDR, Medium Density Residential district (10 du/acre)
and HDMU, High Density Mixed-Use district (25 du/acre)
To: HDMU, High Density Mixed-Use 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 Jay Ingwell

Motion was made to recommend approval to the BCC.

Vote : 5 - 0 Motion carried unanimously

III. Case No.: Z-2024-18
Applicant: Meredith Bush, Agent for 200 Block Burgess Road LLC,
Owner
Address: 7200 Blk Maxam Street; Parcel Numbers 21-1S-30-1400-
000-001 and 21-1S-30-1400-000-002
Property Size: 1.79 (+/-) acres
From: HDMU, High Density Mixed-Use district (25 du/acre)
To: HC/LI, Heavy Commercial and Light Industrial 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 Jay Ingwell, Seconded by Tim Pyle

Motion was made to accept staff's findings of fact and recommend denial to the BCC based on criteria a, b, c, and e.

Vote : 3 - 2 Motion carried

Voted No : Eric Fears and Reid Rushing

IV. Case No.: Z-2024-19

Applicant: Meredith Bush, Agent for Olde City Developers, LLC,
Owner
Address: 300 Blk Bloomsdale Lane
Property Size: 1.42 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)
To: HDR, High Density Residential district (18 du/acre)

William Van Horn II acknowledged the property has been discussed at the Warrington Revitalization Committee and has been to 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 Reid Rushing

Motion was made to not accept Connie Lenzo's photos as evidence.

Vote : 5 - 0 Motion carried unanimously

Motion by Reid Rushing, Seconded by Eric Fears

Motion was made to accept staff's findings of fact and 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, October 29, 2024, 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 Van Horn declared the Planning Board Rezoning Meeting adjourned at 11:43 a.m.