

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

Rezoning Meeting - September 12, 2023 - 8:30 AM

Escambia County Central Office Complex

3363 West Park Place, Room 104

1. Call to Order.

Present:

Reid Rushing, Board Member
Eric Fears, Board Member
Walker Wilson, Chairman
William Van Horn II, Vice Chairman
Stephen Opalenik, Navy Representative

Absent:

Jay Ingwell, Board Member
Tim Pyle, Board Member
Kevin Adams, School Board Representative

Staff Present:

Horace Jones, Director, Development Services
Department
Andrew Holmer, Deputy Director, Development
Services Department
Allyson Lyndsay, Urban Planner II
Christina Smith, Urban Planner I
Rachel Whitmire, Development Services
Coordinator
Stephen West, Senior County Attorney

Chairman Wilson called the Rezoning Meeting of the Planning Board to order at 9:09 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 William Van Horn II

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

Vote : 4 - 0 Motion carries unanimously

4. Approval of Minutes.

- I. That the Planning Board review and approve the Meeting Resume Minutes of the August 1, 2023, Planning Board Rezoning Meeting.

Motion by Eric Fears, Seconded by William Van Horn II

Motion was made to approve the rezoning minutes of the August 1, 2023, Planning Board Rezoning meeting.

Vote : 4 - 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 : 4 - 0 Motion carried unanimously

6. Public Hearings.

- I. Case No.: Z-2023-16 (following the hearing of case SSA-2023-07)
Applicant: Escambia County, Owner
Address: Beggs Lane; 08-2S-30-7001-004-003, 08-2S-30-7001-002-004, 08-2S-30-7001-001-005, 08-2S-30-7001-005-003, 08-2S-30-7001-001-004, 08-2S-30-7001-004-004, 08-2S-30-8100-000-034, 08-2S-30-8100-000-033, 08-2S-30-8100-000-032, 08-2S-30-8100-000-025, 08-2S-30-8100-000-031, 08-2S-30-8100-000-024, 08-2S-30-8100-000-030, 08-2S-30-8100-000-014, 08-2S-30-8100-000-023, 08-2S-30-8100-001-029, 08-2S-30-8100-000-022, 08-2S-30-8100-000-021, 08-2S-30-8100-000-012, 08-2S-30-8100-001-020, 08-2S-30-8100-000-011, 08-2S-30-8100-000-019, 08-2S-30-8100-000-018, 08-2S-30-8100-001-010, 08-2S-30-8100-000-017, 08-2S-30-8100-000-010, 08-2S-30-8100-000-029, 08-2S-30-8100-000-037, 08-2S-30-7001-003-004, 08-2S-30-8100-000-006, 08-2S-30-8100-000-008, 08-2S-30-8100-000-016, 08-2S-30-7001-131-002, 08-2S-30-8100-000-005, 08-2S-30-8100-000-009, 08-2S-30-8100-000-003, 08-2S-30-8100-000-004, 08-2S-30-8100-000-002, 08-2S-30-7001-003-003, and 47-1S-30-1101-004-001
Property Size: 25.6 (+/-) acres
From: HDMU, High Density Mixed-Use district (25 du/acre) and Rec, Recreation district (Dwelling unit density limited to vested development)
To: Ind, Industrial district (Dwelling unit density limited to vested development)

Motion by Eric Fears, Seconded by William Van Horn II

Motion was made to drop the item as requested by the applicant.

Vote : 4 - 0 Motion carried unanimously

- II. Case No.: Z-2023-23 ((following the hearing of case SSA-2023-09)
Applicant: Escambia County, Owner
Address: Herman St. & Pearl Ave.; 05-2S-30-1002-000-005, 05-2S-30-1002-000-006, 05-2S-30-1002-000-008, 05-2S-30-1002-000-009, 05-2S-30-1002-000-010, 05-2S-30-1002-000-012, 05-2S-30-1002-000-013, 05-2S-30-1002-000-015, 05-2S-30-1002-000-016, 05-2S-30-1002-000-017, 05-2S-30-1002-000-030, 05-2S-30-1002-000-031, 05-2S-30-1002-000-032, 05-2S-30-1002-000-039, 05-2S-30-1002-000-040, 05-2S-30-1002-000-041, 05-2S-30-1002-000-042, 05-2S-30-1002-000-043, 05-2S-30-1002-000-044, 05-2S-30-1002-000-048, 05-2S-30-1002-000-049, 05-2S-30-1002-000-050, 05-2S-30-1002-000-051, 05-2S-30-1002-000-052, 05-2S-30-1002-000-054, 05-2S-30-1002-000-055, 05-2S-30-1002-000-056, 05-2S-30-1002-000-057, 05-2S-30-1002-000-058, 05-2S-30-1002-000-059, 05-2S-30-1002-000-060, 05-2S-30-1002-000-061, 05-2S-30-1002-000-066, 05-2S-30-1002-000-069, 05-2S-30-1002-000-071, 05-2S-30-1002-000-072, 05-2S-30-1002-000-073, 05-2S-30-1002-000-074, 05-2S-30-1002-000-075, 05-2S-30-1002-000-076, 05-2S-30-1002-000-077, 05-2S-30-1002-000-078, 05-2S-30-1002-000-079, 05-2S-30-1002-000-080, 05-2S-30-1002-000-081, 05-2S-30-1002-000-082, 05-2S-30-1002-000-084, 05-2S-30-1002-000-085, 05-2S-30-1002-001-003, 05-2S-30-1002-001-017, 05-2S-30-1002-001-030, 05-2S-30-1002-001-031, 05-2S-30-1002-001-060, 05-2S-30-1002-001-079, 05-2S-30-1002-001-085, 05-2S-30-1002-002-016, 05-2S-30-1002-002-085, 05-2S-30-1002-003-016, 05-2S-30-1002-004-016
Property Size: 13.8 (+/-) acres
From: HDMU, High Density Mixed-Use district (25 du/acre) and HC/LI, High Commercial and Light Industrial district (25 du/acre)
To: Ind, Industrial district (Dwelling unit density limited to vested 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 William Van Horn II

Motion was made to recommend approval to the BCC.

Vote : 4 - 0 Motion carried unanimously

- III. Case No.: Z-2023-18
Applicant: Meredith Bush, Agent for James Lawry Jr. and Linda Lawry, Owners
Address: 7998 Mobile Hwy
Property Size: 5.3 (+/-) acres
From: LDR, Low Density Residential district (4 du/acre)
To: LDMU, Low Density Mixed-Use district (7 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 Reid Rushing, Seconded by William Van Horn II

Motion was made to recommend approval to the BCC.

Vote : 4 - 0 Motion carried unanimously

- IV. Case No.: Z-2023-19
Applicant: Phillip Ross, Agent for Cloud Nine Gulf Coast, LLC., Owner
Address: 9110, 9200, and 9210 Fowler Ave
Property Size: 11.10 (+/-) acres
From: HDMU, High Density Mixed-Use district (25 du/acre) and HC/LI, High Commercial and Light Industrial district (25 du/acre)
To: HC/LI-NA, High 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 Reid Rushing, Seconded by William Van Horn II

Motion was made to recommend denial to the BCC.

Vote : 4 - 0 Motion carried unanimously

- V. Case No.: Z-2023-20
Applicant: Wiley C. "Buddy" Page, Agent for Elanor Sue Little, Owner
Address: 8860 Pine Forest Rd.
Property Size: 1.65 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre) and HC/LI, High Commercial and Light Industrial district (25 du/acre)
To: HC/LI-NA, High 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 Eric Fears, Seconded by Reid Rushing

Motion was made to recommend approval to the BCC.

Vote : 4 - 0 Motion carried unanimously

- VI. Case No.: Z-2023-21
Applicant: Wiley C. "Buddy" Page Agent for Bernardo and Norma Barragan, Owners
Address: 2340 Frank St
Property Size: 0.34 (+/-) acres
From: MDR, Medium Density Residential district (10 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 Reid Rushing, Seconded by Eric Fears

Motion was made to recommend approval to the BCC based on the applicant's findings.

Vote : 4 - 0 Motion carried unanimously

7. Adjournment.

There being no further business to come before the Board, Chairman Wilson declared the Planning Board Rezoning Meeting adjourned at 10:44 a.m.