

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

Regular Meeting - May 6, 2025 - 8:35 AM
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.

Present: Ben Nelson, Board Member
Jonathan Owens, Board Member
Walker Wilson, Chairman
William Van Horn II, Vice Chairman
Kevin Adams, School Board Representative

Absent: Reid Rushing, Board Member
Eric Fears, Board Member
Tim Pyle, Board Member
Stephen Opalenik, Navy Representative

Staff Present: Horace Jones, Director, Development Services
Department
Andrew Holmer, Deputy Director, Development Services
Department
Caleb MacCartee, Urban Planning Manager
Allyson Lindsay, Urban Planner II
Rachel Whitmire, Development Services Coordinator
Christopher Shaffer, Assistant County Attorney

Chairman Wilson called the Regular Meeting of the Planning Board to order at 8:42 a.m.

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

Motion by William Van Horn II, Seconded by Jonathan Owens

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

Vote : 4 - 0 Motion carried unanimously

3. Approval of Minutes.

- I. A. RECOMMENDATION: That the Planning Board review and approve the Meeting Minutes of the April 8, 2025, Planning Board Regular Meeting.
- B. Planning Board Monthly Action Follow-up Report for April 2025.
- C. Planning Board 6-Month Outlook for May 2025.

Motion by Jonathan Owens, Seconded by Ben Nelson

Motion was made to approve the minutes of the April 8, 2025, Planning Board Regular meeting.

Vote : 4 - 0 Motion carried unanimously

4. Acceptance of Planning Board Meeting Packet.

Motion by Jonathan Owens, Seconded by William Van Horn II

Motion was made to accept the meeting packet.

Vote : 4 - 0 Motion carried unanimously

5. Public Hearings.

I. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2025-02

That the Board review and recommend to the Board of County Commissioners (BCC), an Ordinance amending Chapter 7, "The Future Land Use (FLU) Element," Policy FLU 1.1.1, to provide for an amendment to the 2030 FLU Map (SSA-2025-02), changing the FLU category two parcels located within Section 09, Township 2S, Range 30W, Parcel Numbers 09-2S-30-1400-281-002 and 09-2S-30-1400-280-002, totaling .68 (+/-) acres, located on Kelly Avenue from Commercial (C) to Mixed-Use Urban (MU-U).

Motion by Jonathan Owens, Seconded by William Van Horn II

Motion was made to recommend approval to the BCC.

Vote : 4 - 0 Motion carried unanimously

II. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2025-03

That the Board review and recommend to the Board of County Commissioners (BCC), an Ordinance amending Chapter 7, "The Future Land Use (FLU) Element," Policy FLU 1.1.1, to provide for an amendment to the 2030 FLU Map (SSA-2025-03), changing the FLU category a parcel located within Section 10, Township 1S, Range 30W, Parcel Number 10-1S-30-1101-043-001, totaling 5.85 (+/-) acres, located on Fowler Avenue from Commercial (C) to Mixed-Use Urban (MU-U).

Motion by Ben Nelson, Seconded by Jonathan Owens

Motion was made to recommend approval to the BCC.

Vote : 4 - 0 Motion carried unanimously

III. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 4, Article 2, "Floodplain Management" and Chapter 6, Section 6-0.3 "Terms Defined"

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance adopting the FEMA issued Flood Insurance Rate Maps (FIRMS) and amending the Land Development Code (LDC) Chapter 4, Article 2 "Floodplain Management," Section 4-2.3 "Applicability," Section 4-2.4 "Duties and Powers of the Floodplain Administrator," Section 4-2.12 "Subdivisions," Section 4-2.14 "Manufactured homes," and Chapter 6, Section 6-0.3 "Terms Defined," to update the floodplain management regulations to conform with federal regulations

Motion by Ben Nelson, Seconded by William Van Horn II

Motion was made to recommend approval to the BCC.

Vote : 4 - 0 Motion carried unanimously

IV. A Public Hearing Concerning the Review of an Ordinance Repealing and Replacing Chapter 4, Article 3, "Santa Rosa Island Authority Floodplain Management"

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance adopting the FEMA issued Flood Insurance Rate Maps (FIRMS) and amending the Land Development Code (LDC) to repeal and replace Chapter 4, Article 3 "Santa Rosa Island Authority Floodplain Management," in its entirety to update the floodplain management regulations to conform with federal regulations

Motion by Ben Nelson, Seconded by William Van Horn II

Motion was made to recommend approval to the BCC.

Vote : 4 - 0 Motion carried unanimously

6. Action/Discussion/Info Items.

I. An Ordinance Amending The Escambia County Code of Ordinances Part I, Chapter 14, "Buildings and Building Regulations"

That the Board review an Ordinance amending The Escambia County Code of Ordinances Part I, Chapter 14, "Buildings and Building Regulations," Art. VI "Duties and Powers of Building Official," Section 14-70 "Determination of Substantially Damaged Existing Buildings or Structures in Flood Hazard Areas," Section 14-79 "Flood Hazard Areas," Art XIX "Floodplain Management," Section 14-223 "Floodplain Management", and Section 14-225 "Variances in Flood Hazard Areas," to incorporate updated floodplain management regulations consistent with the Florida Building Code.

II. An Ordinance Amending The Escambia County Code of Ordinances Part I, Chapter 14, "Buildings and Building Regulations"

That the Board review an Ordinance amending the Escambia County Code of Ordinances Part I, Chapter 14, "Buildings and Building Regulations," Art XIX "Floodplain Management," Section 14-224 "Floodplain Requirements for Pensacola Beach," to incorporate updated floodplain management regulations for Pensacola Beach consistent with the Florida Building Code.

7. Public Forum.

8. Director's Review.

9. County Attorney's Report.

10. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for Tuesday, June 3, 2025, at 8:30 a.m., in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.

12. Adjournment.

There being no further business to come before the Board, Chairman Wilson declared the Planning Board Regular Meeting adjourned at 9:21 a.m.