

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

Regular Meeting - July 1, 2025 - 8:30 AM
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.

Present: Reid Rushing, Board Member
Ben Nelson, Board Member
Jonathan Owens, Board Member
Eric Fears, Board Member
Walker Wilson, Chairman
William Van Horn II, Vice Chairman
Tim Pyle, Board Member
Kevin Adams, School Board Representative
Stephen Opalenik, Navy Representative

Staff Present: Horace Jones, Director, Development Services
Department
Andrew Holmer, Deputy Director, Development
Services Department
Joy Blackmon, P.E., County Engineer
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 8:31 a.m.

2. Pledge of Allegiance to the Flag.

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

Motion by Jonathan Owens, Seconded by William Van Horn II

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

Vote : 7 - 0 Motion carried unanimously

4. Approval of Minutes.

- I. A. RECOMMENDATION: That the Planning Board review and approve the Meeting Minutes of the June 3, 2025, Planning Board Regular Meeting.
- B. Planning Board Monthly Action Follow-up Report for June 2025.
- C. Planning Board 6-Month Outlook for July 2025.

Motion by Reid Rushing, Seconded by William Van Horn II

Motion was made to approve the minutes of the June 3, 2025, Planning Board Regular meeting.

Vote : 7 - 0 Motion carried unanimously

5. Acceptance of Planning Board Meeting Packet.

Motion by Reid Rushing, Seconded by Jonathan Owens

Motion was made to accept the meeting packet.

Vote : 7 - 0 Motion carried unanimously

6. Public Hearings.

I. A Public Hearing Concerning the Review of a Development Agreement for Skyline Subdivision

That the Board review and recommend to the Board of County Commissioners (BCC) for approval, a Development Agreement between SNS Acquisitions, LLC, and Escambia County for Skyline Subdivision to vest certain conditions agreed to by both parties in accordance with procedures and requirements of Florida Statutes.

Motion by Eric Fears, Seconded by Jonathan Owens

Motion was made to accept Chris Curb as an expert witness.

Vote : 7 - 0 Motion carried unanimously

Motion by Jonathan Owens, Seconded by Reid Rushing

Motion was made to accept Tom Hammond as an expert witness.

Vote : 7 - 0 Motion carried unanimously

Motion by Ben Nelson, Seconded by Reid Rushing

Motion was made to recommend approval to the BCC that the development agreement is compliant with the local comprehensive plan and the land development code, with contingency of the rezoning case.

Vote : 5 - 2 Motion carried

Voted No : Jonathan Ownes and Eric Fears

The regular meeting closed at 9:21 a.m. to begin the rezoning meeting.

II. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2025-04

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-2025-04), changing the FLU category a parcel located within Section 14, Township 2S, Range 30W, Parcel Number 14-2S-30-2001-080-006, totaling 2.53 (+/-) acres, located on Mobile Highway from Commercial (C) to Mixed-Use Suburban (MU-S).

The regular meeting resumed at 10:54 a.m.

Motion by Jonathan Owens, Seconded by Eric Fears

Motion was made to recommend approval to the BCC.

Motion : 6 - 0 Motion carried unanimously

Walker Wilson off the dias

III. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2025-05

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-2025-05), changing the FLU category a parcel located within Section 23, Township 2S, Range 31W, Parcel Number 23-2S-31-1101-000-205, totaling 1.06 (+/-) acres, located on Giese Lane from Commercial (C) to Mixed-Use Urban (MU-U).

Motion by Reid Rushing, Seconded by Jonathan Owens

Motion was made to recommend approval to the BCC.

Motion : 6 - 0 Motion carried unanimously

Walker Wilson off the dias

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 5, 2025, 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 Regular Meeting adjourned at 11:09 a.m.