

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

Regular Meeting - August 20, 2025 - 8:30 AM

Escambia County Central Office Complex

3363 West Park Place, Room 104

1. Call to Order.

Present:	Willie Kirkland, Jr., Vice Chairman Ross Padden, Board Member Marty Schack, Chairman Susan Carleton, Board Member
Absent:	Randy Ponson, Board Member Greg Hodges, Board Member John Taylor, Board Member
Staff Present:	Horace Jones, Director, Development Services Department Andrew Holmer, Deputy Director, Development Services Department Caleb MacCartee, Urban Planning Manager Christina Smith, Urban Planner II Rachel Whitmire, Development Services Coordinator Kristin Hual, Deputy County Attorney

Chairman Schack called the Regular Meeting of the Board of Adjustment to order at 8:31 a.m.

2. Swearing in of Staff and acceptance of staff as expert witness

3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.

Motion by Willie Kirkland, Jr., Seconded by Susan Carleton

Motion was made to accept the August 20, 2025, BOA Meeting packet.

Vote : 4 - 0 Motion carried unanimously

4. Proof of Publication and waive the reading of the legal advertisement.

Motion by Susan Carleton, Seconded by Willie Kirkland, Jr.

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

Vote : 4 - 0 Motion carried unanimously

5. Approval of Resume Minutes.

- A. Approval of the Meeting Minutes from the July 16, 2025, Board of Adjustment Meeting.

Motion by Willie Kirkland, Jr., Seconded by Ross Padden

Motion was made to accept the July 16, 2025, BOA Meeting Minutes.

Vote : 4 - 0 Motion carried unanimously

6. Consideration of the following cases:

A. **Case No.: CU-2025-08**

Address: 10121 Sinton Dr.

Request: To allow restaurants not among the permitted uses and to allow a bar in the Commercial zoning district

Requested by: Coastal Estates Holdings, LLC., Owner

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by Willie Kirkland, Jr., Seconded by Susan Carleton

Motion was made to deny the motion to continue filed by the intervenor.

Vote : 3 - 1 Motion carried

Voted No : Ross Padden

Motion by Willie Kirkland, Jr., Seconded by Ross Padden

Motion was made to allow the motion to recognize the standing of the intervenors and grant the motion to intervene.

Vote : 4 - 0 Motion carried unanimously

Motion by Willie Kirkland, Jr., Seconded by Ross Padden

Motion was made to accept Meredith's photos into evidence.

Vote : 4 - 0 Motion carried unanimously

Motion by Ross Padden, Seconded by Susan Carleton

Motion was made to accept staff's findings of fact and grant the conditional use excluding outdoor entertainment with the condition that the hours of operation be from 7 a.m. to 8 p.m.

Vote : 4 - 0 Motion carried unanimously

B. Case No.: CU-2025-09

Address: 1805 Sandra Dr.
Request: To allow an accessory dwelling on a lot less than one acre
Requested by: Jenai Abigail Newkirk and Kate Elizabeth Newkirk, Owners

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by Willie Kirkland, Jr., Seconded by Susan Carleton

Motion was made to hear case CU-2025-09 before CU-2025-08.

Vote : 4 - 0 Motion carried unanimously

Motion by Willie Kirkland, Jr., Seconded by Susan Carleton

Motion was made to accept staff's findings of fact and grant the conditional use as requested.

Vote : 4 - 0 Motion carried unanimously

7. Discussion Items.

8. Old/New Business.

9. Announcement.

- A. The next Board of Adjustment Meeting is scheduled for Wednesday, September 17, 2025, at 8:30 a.m., at the Escambia County Central Office Complex 104, 3363 West Park Place.

10. Adjournment.

There being no further business to come before the Board, Chairman Schack declared the Regular Meeting of the Board of Adjustment adjourned at 10:31 a.m.