

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

Rezoning Meeting - August 5, 2025 - 8:30 AM

Escambia County Central Office Complex

3363 West Park Place, Room 104

1. Call to Order.

|                |                                                                                                                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Present:       | Reid Rushing, Board Member<br>Jonathan Owens, Board Member<br>Eric Fears, Board Member<br>Walker Wilson, Chairman<br>William Van Horn II, Vice Chairman<br>Tim Pyle, Board Member<br>Stephen Opalenik, Navy Representative                           |
| Absent:        | Ben Nelson, Board Member<br>Kevin Adams, School Board Representative                                                                                                                                                                                 |
| Staff Present: | Horace Jones, Director, Development Services<br>Department<br>Caleb MacCartee, Urban Planning Manager<br>Allyson Lindsay, Urban Planner II<br>Rachel Whitmire, Development Services<br>Coordinator<br>Christopher Shaffer, Assistant County Attorney |

Chairman Wilson called the Rezoning Meeting of the Planning Board to order at 8:30 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 William Van Horn II

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

Vote : 6 - 0 Motion carried unanimously

4. Approval of Minutes.

- I. That the Planning Board review and approve the Meeting Minutes of the July 1, 2025, Planning Board Rezoning Meeting.

Motion by Reid Rushing, Seconded by Jonathan Owens

Motion was made to approve the minutes of the July 1, 2025, Planning

Board Rezoning meeting.

Vote : 6 - 0 Motion carried unanimously

5. Acceptance of Planning Board Meeting Packet.

Motion by Eric Fears, Seconded by Reid Rushing

Motion was made to accept the meeting packet.

Vote : 6 - 0 Motion carried unanimously

6. Public Hearings.

- I. Case No.: Z-2025-05  
Applicant: Jay Broughton, Agent for Gulf Winds Credit Union, Owner  
Address: 220 E Nine Mile Road  
Property Size: 14.31 (+/-) acres  
From: Com, Commercial district (25 du/ acre), HDMU, High Density Mixed-Use district (25 du/acre) and HC/LI, Heavy Commercial and Light Industrial district (25 du/acre)  
To: Com, Commercial 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 Jonathan Owens

Motion was made to recommend approval to the BCC.

Vote : 6 - 0 Motion carried unanimously

- II. Case No.: Z-2025-06  
Applicant: Alessandria "Ali" Palmer and Hadley Peterson, Agents for Flatirons Self Storage IV DST Manager LLC Trustee for Fam Self Storage IV-111DST Trust, Owner  
Address: 1980 W Ten Mile Road  
Property Size: 6.89 (+/-) acres  
From: LDMU, Low Density Mixed-Use district (7 du/acre) and

To: MDR, Medium Density Residential district (10 du/acre)  
Com, Commercial 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 Jonathan Owens

Motion was made to recommend approval to the BCC.

Vote : 6 - 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 9:44 a.m.