

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

Rezoning Meeting - October 7, 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
Absent:	Kevin Adams, School Board Representative Stephen Opalenik, Navy Representative
Staff Present:	Horace Jones, Director, Development Services Department Andrew Holmer, Deputy Director, Development Services Department Rachel Whitmire, Development Services Coordinator Christopher Shaffer, Assistant County Attorney

Chairman Wilson called the Rezoning Meeting of the Planning Board to order at 8:34 a.m.

2. 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 : 7 - 0 Motion carried unanimously

3. Approval of Minutes.

- I. That the Planning Board review and approve the Meeting Minutes of the August 5, 2025, Planning Board Rezoning Meeting.

Motion by Reid Rushing, Seconded by Jonathan Owens

Motion was made to approve the minutes of the August 5, 2025, Planning Board Rezoning meeting.

Vote : 7 - 0 Motion carried unanimously

4. Acceptance of Planning Board Meeting Packet.

Motion by Jonathan Owens, Seconded by Eric Fears

Motion was made to accept the meeting packet.

Vote : 7 - 0 Motion carried unanimously

5. Public Hearings.

- I. Case No.: Z-2025-07
Applicant: Meredith Bush, Agent for David Fitzpatrick and Diane Fitzpatrick, Owners
Address: 2300 North Highway 29 Blk
Property Size: 2.51 (+/-) acres
From: RMU, Rural Mixed-Use district (2 du/acre)
To: HC/LI, Heavy 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 Jonathan Owens, Seconded by William Van Horn II

Motion was made to recommend approval to the BCC.

Vote : 7 - 0 Motion carried unanimously

- II. Case No.: Z-2025-08
Applicant: Meredith Bush, Agent for 200 Block Burgess Road LLC, Owner
Address: 200 Blk West Burgess Road
Property Size: 4.59 (+/-) acres
From: HDMU, High Density Mixed-Use district (25 du/acre) and HC/LI, Heavy Commercial and Light Industrial district (25 du/ acre)
To: HC/LI, Heavy 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 Ben Nelson

Motion was made to recommend approval to the BCC.

Vote : 7 - 0 Motion carried unanimously

6. Action/Discussion/Info Items.

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, November 4, 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 Rezoning Meeting adjourned at 9:32 a.m.