

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

Rezoning Meeting - December 2, 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 Walker Wilson, Chairman William Van Horn II, Vice Chairman Tim Pyle, Board Member Stephen Opalenik, Navy Representative
Absent:	Eric Fears, Board Member Kevin Adams, School Board Representative
Staff Present:	Horace Jones, Director, Development Services Department Andrew Holmer, Deputy Director, Development Services Department Allyson Lindsay, Urban Planner II Rachel Whitmire, Development Services Coordinator Christopher Shaffer, Assistant County Attorney

Chairman Wilson called the Rezoning 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 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. A. RECOMMENDATION: That the Planning Board review and approve the Meeting Minutes of the November 4, 2025, Planning Board Rezoning Meeting.
- B. Planning Board Monthly Action Follow-up Report for November 2025.
- C. Planning Board 6-Month Outlook for December 2025.

Motion by Ben Nelson, Seconded by Reid Rushing

Motion was made to approve the minutes of the November 4, 2025, Planning Board Rezoning meeting.

Vote : 6 - 0 Motion carried unanimously

5. Acceptance of Planning Board Meeting Packet.

Motion by Jonathan Owens, 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-2025-10
Applicant:	Meredith Bush, Agent for Roy L. Lister and Four Star Drywall, Inc., Owners
Address:	362 W Oakfield Road, 300 Blk W Oakfield Road, and 227 Kenmore Road
Property Size:	1.88 (+/-) acres
From:	HDMU, High Density Mixed-Use 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 Tim Pyle, Seconded by Jonathan Owens

Motion was made to accept the applicant's amendment to Commercial zoning.

Vote : 6 - 0 Motion carried unanimously

Motion by Jonathan Owens, Seconded by Reid Rushing

Motion was made to strike the testimony of Beverly Benz due to the

testimony was given for another case.

Motion by Jonathan Owens, Seconded by William Van Horn II

Motion was made to recommend approval to the BCC.

Vote : 6 - 0 Motion carried unanimously

- II. Case No.: Z-2025-11
Applicant: Meredith Bush, Agent for Clint W. Parker and Rachel Parker, Owners
Address: 5700 Highway 99
Property Size: 20.28 (+/-) acres
From: Agr, Agriculture district (1 du/ 20 acres)
To: RR, Rural Residential district (1 du/ 4 acres)

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 Ben Nelson, Seconded by Jonathan Owens

Motion was made to recommend approval to the BCC.

Vote : 6 - 0 Motion carried unanimously

III. ***CONTINUED***

- Case No.: Z-2025-12
Applicant: Meredith Bush, Agent for Ella Ree Moyer, Timothy Warren Moyer, and Angela Douglas, as Trustees under the Revocable Living Trust Agreement of Ella Ree Moyer, dated October 8, 1999, Owners
Address: 6698 North Palafox Highway, 6750 Old Palafox Highway, 6756 North Palafox Highway, and 6000 Blk Old Palafox Highway
Property Size: 1.87 (+/-) acres
From: Com, Commercial district (25 du/acre)
To: HC/LI, Heavy Commercial and Light Industrial district (25 du/ acre)

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, January 6, 2026, 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, Chairman Wilson declared the Planning Board Rezoning Meeting adjourned at 9:45 a.m.