

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

Rezoning Meeting - February 3, 2026 - 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
Caleb MacCartee, Urban Planning Manager
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 8:30 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 Eric Fears

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

Vote : 6 - 0 Motion carried unanimously

Tim Pyle off the dias

4. Approval of Minutes.

- I. A. RECOMMENDATION: That the Planning Board review and approve the Meeting Minutes of the January 6, 2026, Planning Board Rezoning Meeting.
- B. Planning Board Monthly Action Follow-up Report for January 2026.

C. Planning Board 6-Month Outlook for February 2026.

Motion by Eric Fears, Seconded by Ben Nelson

Motion was made to approve the minutes of the January 6, 2026, Planning Board Rezoning meeting.

Vote : 7 - 0 Motion carried unanimously

5. Acceptance of Planning Board Meeting Packet.

Motion by Jonathan Owens, Seconded by Ben Nelson

Motion was made to accept the meeting packet.

Vote : 7 - 0 Motion carried unanimously

6. Public Hearings.

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

Motion by William Van Horn II, Seconded by Reid Rushing

Motion was made to waive the reading of the rezoning introduction.

Vote : 7 - 0 Motion carried unanimously

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.

Jonathan Owens acknowledged receiving mailed notification about this case.

Motion by Eric Fears, Seconded by Jonathan Owens

Motion was made to accept the expedited reading of staff's findings.

Vote : 7 - 0 Motion carried unanimously

Motion by Jonathan Owens, Seconded by Ben Nelson

Motion was made to recommend approval to the BCC.

Vote : 7 - 0 Motion carried unanimously

- II. Case No.: Z-2026-01
Applicant: Gary Bishop, Agent for Guidy Gardens, LLC, Owner
Address: 9900 Guidy Ln BLK
Property Size: 2.0 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)
To: HDR, High Density Residential district (18 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.

William Van Horn II acknowledged Gary Bishop is their family engineer.

Motion by Tim Pyle, Seconded by Eric Fears

Motion was made to accept the existing land use map into evidence.

Vote : 7 - 0 Motion carried unanimously

Motion by Jonathan Owens, Seconded by Reid Rushing

Motion was made to recommend approval to the BCC.

Vote : 7 - 0 Motion carried unanimously

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, March 3, 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 9:34 a.m.