

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

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

Chairman Wilson called the Rezoning Meeting of the Planning Board to order at 8:52 a.m.

2. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Jonathan Owens, Seconded by Ben Nelson

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 February 3, 2026, Planning Board Rezoning Meeting.

Motion by Jonathan Owens, Seconded by Reid Rushing

Motion was made to approve the minutes of the February 3, 2026, Planning Board Rezoning meeting.

Vote : 7 - 0 Motion carried unanimously

4. Acceptance of Planning Board Meeting Packet.

Motion by Eric Fears, Seconded by Ben Nelson

Motion was made to accept the meeting packet.

Vote : 7 - 0 Motion carried unanimously

Motion by William Van Horn II, Seconded by Jonathan Owens

Motion was made to waive the introduction scripting.

Vote : 7 - 0 Motion carried unanimously

5. Public Hearings.

- I. Case No.: Z-2026-05
Applicant: Escambia County, Owner
Address: Bauer Road; Parcel Number 27-2S-31-2202-000-000
Property Size: 5.26 (+/-) acres
From: Con, Conservation district (dwelling unit density limited to vested development)
To: Pub, Public district (dwelling unit density limited to vested residential development)

Stephen Opalenik stated he was familiar of the property.

Time Pyle stated he visited the site.

Jonathan Owens stated he visited 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-2026-02
Applicant: Meredith Bush, Agent for CRAS Pro Services, LLC, Owner

Address: 1900 Border Street
Property Size: 0.97 (+/-) acre
From: HDMU, High Density Mixed-Use district (18 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 Jonathan Owens

Motion was made to recommend approval to the BCC.

Vote : 7 - 0 Motion carried unanimously

- III. Case No.: Z-2026-03
Applicant: Meredith Bush, Agent for TWM Cores, LLC, Owner
Address: 1516 Border Street, 1512 Border Street, 1800 Border Street, 1800 ½ Border Street, 1716 Border Street, and 1800 Border Street
Property Size: 3.50 (+/-) acres
From: HDMU, High Density Mixed-Use district (18 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 Reid Rushing

Motion was made to recommend approval to the BCC.

Vote : 7 - 0 Motion carried unanimously

- IV. Case No.: Z-2026-04
Applicant: Meredith Bush, Agent for Angelo's Auto Parts, INC,

	Owner
Address:	1512 Border Street, 1510 Border Street, and 1509 Border Street
Property Size:	3.29 (+/-) acres
From:	HDMU, High Density Mixed-Use district (18 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.

Jonathan Owens abstained from voting on this matter due to a conflict of interest and filed a From 8B.

Motion by Eric Fears, Seconded by Reid Rushing

Motion was made to recommend approval to the BCC.

Vote : 6 - 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, April 7, 2026 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 9:18 a.m.