

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

Rezoning Meeting - April 7, 2026 - 8:30 AM
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.

Present: Reid Rushing, Board Member
Eric Fears, Board Member
Walker Wilson, Chairman
William Van Horn II, Vice Chairman
Tim Pyle, Board Member
Kevin Adams, School Board Representative
Stephen Opalenik, Navy Representative

Absent: Ben Nelson, Board Member
Jonathan Owens, Board Member

Staff Present: Horace Jones, Director, Development Services
Department
Andrew Holmer, Deputy Director, Development Services
Department
Caleb MacCartee, Urban Planning Manager
Kim Wilson, Senior Urban Planner
Rachel Whitmire, Development Services Coordinator
Christopher Shaffer, Assistant County Attorney

Chairman Wilson called the Rezoning Meeting of the Planning Board to order at 8:42 a.m.

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

Motion by Tim Pyle, Seconded by William Van Horn II

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

Vote : 5 - 0 Motion carried unanimously

3. Approval of Minutes.

- I. That the Planning Board review and approve the Meeting Minutes of the March 3, 2026, Planning Board Rezoning Meeting.

Motion by Reid Rushing, Seconded by Eric Fears

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

Vote : 5 - 0 Motion carried unanimously

4. Acceptance of Planning Board Meeting Packet.

Motion by Eric Fears, Seconded by Tim Pyle

Motion was made to accept the meeting packet.

Vote : 5 - 0 Motion carried unanimously

5. Public Hearings.

- I. Case No.: Z-2026-07
Applicant: Escambia County, Owner
Address: 7209 Lillian Hwy
Property Size: 1.75 (+/-) acres
From: HDMU, High Density Mixed-Use district (25 du/acre)
To: Pub, Public district (dwelling unit density limited to vested residential development)

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 William Van Horn II, Seconded by Tim Pyle

Motion was made to recommend approval to the BCC.

Vote : 5 - 0 Motion carried unanimously

Meeting was paused to hear case SSA-2026-05 at 8:53 a.m.

- II. Case No.: Z-2026-08
Applicant: Escambia County, Owner
Address: 551 West Kingsfield Road
Property Size: 4.63 (+/-) acres
From: Rec, Recreation district (dwelling unit density limited to vested development)
To: Pub, Public district (dwelling unit density limited to vested residential development)

The meeting restarted at 8:53 a.m.

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 Tim Pyle

Motion was made to recommend approval to the BCC.

Vote : 5 - 0 Motion carried unanimously

Meeting was paused to hear case SSA-2026-06 at 8:57 a.m.

- III. Case No.: Z-2026-09
Applicant: Escambia County, Owner
Address: 9350 Gulf Beach Highway
Property Size: 4.52 (+/-) acres
From: LDR, Low Density Residential district (4 du/acre)
To: Pub, Public district (dwelling unit density limited to vested residential development)

The meeting restarted at 9:08 a.m.

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 William Van Horn II

Motion was made to recommend approval to the BCC.

Vote : 5 - 0 Motion carried unanimously

- IV. Case No.: Z-2026-06
Applicant: Jacqueline Jemmott, Owner
Address: 4707 Marseille Drive

Property Size: 0.55 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)
To: HDMU, High Density Mixed-Use 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 William Van Horn II

Motion was made to accept staff's and recommend denial to the BCC

Vote : 5 - 0 Motion carried unanimously

V. Case No.: Z-2026-10
Applicant: Wiley C. "Buddy" Page Agent for Yvonne Hahn, Desa Auriette Hahn Lindsey, and Timothy Lindsey, Owners
Address: 5200 Blk, 5203, and 5209 West Nine Mile Road
Property Size: 8.95 (+/-) acres
From: LDR, Low Density Residential district (4 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 Tim Pyle, Seconded by Reid Rushing

Motion was made to hear the speakers for the record and continue the case to next month.

Vote : 5 - 0 Motion carried unanimously

Motion by Eric Fears, Seconded by William Van Horn II

Motion was made to continue the case to next month with the applicant bearing the cost of the new advertisements.

Vote : 5 - 0 Motion carried unanimously

VI. Case No.: Z-2026-11
Applicant: Meredith Bush, Agent for DP Developers of North Florida, LLC, Owners
Address: A portion of 1400 Blk N Highway 29
Property Size: 15.59 (+/-) acres
From: LDMU, Low Density Mixed-Use district (7 du/acre)
To: HC/LI, Heavy Commercial and Light Industrial district (25 du/acre) amended to Com, Commercial (25du/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

Motion was made to recommend approval to the BCC with the amended request of Commercial.

Motion died due to lack of a second.

Motion by Reid Rushing, Seconded by William Van Horn II

Motion was made to continue the case to next month.

Vote : 5 - 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, May 5, 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 11:32 a.m.