

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

Rezoning Meeting - May 5, 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
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
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 Tim Pyle, Seconded by William Van Horn II

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

Vote : 7 - 0 Motion carried unanimously

4. Approval of Minutes.

- I. A. RECOMMENDATION: That the Planning Board review and approve the Meeting Minutes of the April 7, 2026, Planning Board Regular Meeting.
- B. Planning Board Monthly Action Follow-up Report for April 2026.

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

Motion by Jonathan Owens, Seconded by Ben Nelson

Motion was made to approve the minutes of the April 7, 2026, Planning Board Rezoning meeting.

Vote : 7 - 0 Motion carried unanimously

5. 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

6. Public Hearings.

I. 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 Jonathan Owens, Seconded by Ben Nelson

Motion to accept the transcripts from the April 7th Planning Board into the meeting packet.

Vote : 7 - 0 Motion carried unanimously

Motion by Ben Nelson, Seconded by Jonathan Owens

Motion was made to recommend approval to the BCC.

Vote : 7 - 0 Motion carried unanimously

- II. Case No.: Z-2026-11
Applicant: Meredith Bush, Agent for DP Developers of North Florida, LLC, Owners
Address: 1400 Blk N Highway 29; Parcel Number 03-1N-31-2101-000-004
Property Size: 15.59 (+/-) acres
From: LDMU, Low Density Mixed-Use district (7 du/acre)
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 Tim Pyle, Seconded by Jonathan Owens

Motion was made to accept the citizen's pictures into evidence.

Vote : 7 - 0 Motion carried unanimously

Motion by Jonathan Owens, Seconded by Tim Pyle

Motion to accept the transcripts from the April 7th Planning Board into the meeting packet.

Vote : 7 - 0 Motion carried unanimously

Motion by Ben Nelson, Seconded by Reid Rushing

Motion was made to recommend approval to the BCC.

Vote : 7 - 0 Motion carried unanimously

- III. Case No.: VRD-2026-01
Project Address: 4113 Barrancas Ave
Property Reference No.: 51-2S-30-7061-110-022
Zoning District: Com, Commercial district (25 du/acre)
FLU Category: MU-U, Mixed-Use Urban
Vested Rights For: Operation of a Tattoo Establishment
Applicant: Meredith Bush, Agent for Keyco Holdings, LLC, Owner

No planning board member abstained from voting on this matter due to any conflict of interest.

William Van Horn II advised he received a mailer, heard and spoke about the property during the Warrington Revitalization Committee, and spoke with County staff about this property.

Jonathan Owens is familiar with the property and has spoken with staff.

Reid Rushing is familiar with the property.

Motion by Jonathan Owens, Seconded by Reid Rushing

Motion was made to recommend approval to the BCC.

Vote : 6 - 0 Motion carried unanimously

Tim Pyle off the dias

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, June 2, 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 10:39

a.m.