

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

Rezoning Meeting - August 4, 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

Walker Wilson, Chairman

William Van Horn II, Vice Chairman

Tim Pyle, Board Member

Absent:

Eric Fears, Board Member

Kevin Adams, School Board Representative

Stephen Opalenik, Navy Representative

Staff Present:

Horace Jones, Director, Development Services
Department

Caleb MacCartee, Urban Planning Manager

Kayla Meador, Director's Aide

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 Jonathan Owens, Seconded by Ben Nelson

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 July 7, 2026, Planning Board Rezoning Meeting.

B. Planning Board Monthly Action Follow-up Report for July 2026.

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

Motion by Jonathan Owens, Seconded by Ben Nelson

Motion was made to approve the minutes of the July 7, 2026, 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-2026-13
Applicant: Ryan Abrams, Agent for Infiniti Gulf Property Owner, LLC, Owner
Address: 4600 Twin Oaks Drive
Property Size: 11.90 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre) and HDMU, High Density Mixed-Use district (25 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 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-2026-15
Applicant: Meredith Bush, Agent for Jihad Ayyad, Owner
Address: 700 BLK Mobile Hwy
Property Size: 6.40 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)
To: LDMU, Low Density Mixed-Use district (7 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 William Van Horn II

Motion was made to accept the supplemented compatibility analysis into evidence.

Vote : 6 - 0 Motion carried unanimously

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

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, September 1, 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 9:04 a.m.