



SANTA ROSA ISLAND AUTHORITY
QUASI-JUDICIAL REZONING HEARING(S)
CASE PB- 2021-01 AND PB- 2021 02
JANUARY 27, 2021

Thomas Campanella
Chairman
Jerry Watson
Vice Chairman
Liz Callahan
Secretary Treasurer
Bubba Peters
Acting Secretary Treasurer

1-3. A Quasi-Judicial Hearing was held on Wednesday, January 27, 2021 beginning at 5:02pm. Those present were: Chair- Dr. Thomas Campanella, Acting Secretary Treasurer- Mr. Bubba Peters, Board Member- Ms. Karen Sindel, Board Member- Ms. Brigitte Brooks, Attorney- Mr. Mike Stebbins, Director of Administration- Ms. Robbie Schrock, and Executive Director- Mr. Paolo Ghio. Mr. Jerry Watson and Ms. Liz Callahan were absent from the meeting. Dr. Thomas Campanella led the Pledge of Allegiance, followed by a moment of meditation.

4. ADOPTION OF AGENDA

Upon motion of Ms. Brigitte Brooks seconded by Ms. Karen Sindel, the agenda for the Quasi-Judicial Public Rezoning Hearing- Case PB-2021-01 and PB-2021-02, was unanimously approved as presented. (4-0)

5. QUASI-JUDICIAL PROCESS EXPLANATION – MIKE STEBBINS

Mr. Stebbins stated that in order for the Board to be fair and impartial, he would ask questions of the Board Members.

Question #1- Did any Board Member have any oral communication with anyone about the rezoning requests? Dr. Thomas Campanella and Mr. Brigitte Brooks stated they had no oral communication with anyone.

Ms. Karen Sindel stated she had spoken to Mr. Julian MacQueen. Mr. Stebbins asked if this would affect her ability to make a fair and impartial decision. Ms. Sindel stated no it would not.

Mr. Bubba Peters stated that he had spoken to Mr. Rusty Branch. Mr. Stebbins asked if this would affect his ability to make a fair and impartial decision. Mr. Peters stated no it would not.

Question #2- Did any Board Member have any written communication with anyone about the rezoning requests? All four members answered no they had not.

Question #3- Did any Board Member conduct any investigation on the rezoning requests? All four members answered no they had not.

6. PUBLIC HEARING(S) - Case PB- 2021- 01 and PB- 2021- 02

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Mr. Mike Stebbins asked if the applicant would like to make a statement. Mr. Rich Chism responded that he would like to make a statement.

Mr. Rich Chism thanked the Board for their time and for the opportunity to work on a mixed use project that will allow condos and hotel units in the core area. Mr. Chism stated that the 16 residential condominium units would make for a great place to live and would be in walking distance to amenities and restaurants.

Mr. Mike Stebbins stated he would like a motion to accept the exhibits A-E for both cases.

Upon motion of Ms. Karen Sindel seconded by Mr. Bubba Peters, the Board unanimously accepted the exhibits A-E for both cases. (4-0)

Mr. Mike Stebbins asked if there were any questions about the exhibits.

Dr. Thomas Campanella stated that we are at our cap. He also stated that it concerns him to rezone from a Commercial/Hotel property to a High Density Residential/Commercial property. Dr. Campanella asked if the applicant understands that they will only get sixteen (16) units.

Mr. Rich Chism stated that they do understand that and that it will be a great benefit to their project.

Dr. Thomas Campanella stated he is trying to envision what that will look like in the proposed area.

Mr. Rich Chism stated they would be actual condominiums not condo/hotel units and that's the necessity of the rezoning. He stated he wasn't sure it was appropriate to discuss their envisioning at this stage.

Dr. Thomas Campanella stated he wanted to make sure they were on the same page and that it is only sixteen (16) units.

Mr. Rich Chism responded yes.

Dr. Jesse Penico- 306 Ariola Dr. made a comment over the phone. "Don't we have plenty of condos in that area? Emerald Isle is right there. There are several other condo towers."

There were no further comments or questions.

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Item #1- H&S Development, LLC d/b/a The Hampton Inn (2 Via de Luna Dr.)- Public Hearing, consideration of request to change the zoning- from CH-PB (Commercial Hotel- Pensacola Beach) to HDR/C-PB (High Density Residential/Commercial- Pensacola Beach). Case PB-2021-01

Upon motion of Ms. Karen Sindel seconded by Mr. Bubba Peters, the Board unanimously approved the rezoning of H&S Development, LLC d/b/a The Hampton Inn (2 Via de Luna Dr)- from CH-PB (Commercial Hotel- Pensacola Beach) to HDR/C-PB (High Density Residential/Commercial- Pensacola Beach). Case PB-2021-01 (4-0)

Item #2- Club Coco, LLC d/b/a UFO's Mini Golf and Ice Cream (2 Via de Luna Dr.)- Public Hearing, consideration of request to change the zoning- from CH-PB (Commercial Hotel- Pensacola Beach) to HDR/C-PB (High Density Residential/Commercial- Pensacola Beach). Case PB-2021-02

Mr. Bubba Peters asked if the additional square footage from the parcel sale is incorporated.

Mr. Mike Stebbins stated that it was his understanding that the parcel that was purchased has already been integrated into the Club Coco parcel.

Mr. Paolo Ghio stated that was correct.

Upon motion of Ms. Karen Sindel seconded by Mr. Bubba Peters, the Board unanimously approved the rezoning of Club Coco, LLC d/b/a UFO's Mini Golf and Ice Cream (2 Via de Luna Dr.)- from CH-PB (Commercial Hotel- Pensacola Beach) to HDR/C-PB (High Density Residential/Commercial- Pensacola Beach). Case PB-2021-02 (4-0)

Mr. Mike Stebbins stated that at this point an order will be issued and that unless there is an appeal within 30 days, these rezoning requests will go in front of the Board of County Commissioners.

7. ADJOURN

There being no further business, Mr. Mike Stebbins announced that this concluded the Quasi-Judicial Rezoning Hearings of the SRIA Board at 5:14pm.



SECRETARY



CHAIRMAN

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