

**SANTA ROSA ISLAND AUTHORITY  
NOTICE OF MEETING  
FOR QUASI-JUDICIAL HEARING  
FOR REZONING REQUEST**

**5:00 PM (Central) on January 27, 2021**

**At the Santa Rosa Island Authority Board Meeting Room, 1 Via DeLuna,  
Pensacola Beach, Florida**

**INSTRUCTIONS FOR LISTENING TO THE PUBLIC MEETING ON THE QUASI-JUDICIAL HEARING ONLINE**

Please follow the directions below for audio Zoom access, approximately five (5) minutes before the meeting for Quasi-Judicial Hearing to ensure your ability to join-in.

1. From your telephone, dial 1 (301) 715-8592 and follow the prompts
2. The meeting ID is: 425 234 4682
3. The meeting password is: 2257

Once you have joined the meeting, please MUTE your phone in order to reduce background noise, except for when speaking.

**INSTRUCTIONS FOR APPLICANTS PARTICIPATING IN THE PUBLIC MEETING ON THE QUASI-JUDICIAL HEARING:**

1. Applicants, Applicant's Counsel and Applicant's Witnesses will appear live for the Quasi-Judicial Hearing in the Santa Rosa Island Authority Board Meeting Room at 1 Via DeLuna, Pensacola Beach, Florida at 5PM (Central) on October 14, 2020.
2. Applicants will present the rezoning application for consideration by the Santa Rosa Island Authority Board.
3. Applicants will present witness testimony, if any, live at the Quasi-Judicial Hearing in the Santa Rosa Island Authority Board Meeting Room at 1 Via DeLuna, Pensacola Beach, Florida.
4. Any other evidence from the Applicant, other than the application, must be submitted no later than 5:00 PM two business days prior to the hearing date (e.g., by 5:00 PM on a Monday if the hearing is scheduled for that Wednesday).
5. The Santa Rosa Island Authority will have the Quasi-Judicial Hearing reported by an official court reporter. Anyone wishing a transcript of the Quasi-Judicial Hearing may order the transcript at her/his/their/its own expense.

**INSTRUCTIONS FOR THE PUBLIC TO PARTICIPATE ONLINE IN THE PUBLIC MEETING ON THE QUASI-JUDICIAL HEARING**

1. Members of the public must pre-register to participate online in the public hearing on the Quasi-Judicial Hearing by emailing [kara\\_gauntt@sria-fla.com](mailto:kara_gauntt@sria-fla.com) with your name, telephone number, and street address no later than 5:00 PM two business days prior to the hearing.
2. Pre-registered members of the public who wish to present evidence, including witnesses, for consideration by the Santa Rosa Island Authority Board, must submit all such evidence, including witness names, to be received no later than 5:00 PM two business days prior to the hearing date, by:
  - a. Submittal via e-mail to: [kara\\_gauntt@sria-fla.com](mailto:kara_gauntt@sria-fla.com) with your name; or
  - b. Via U.S. Mail or physical delivery to: Kara Gauntt, Santa Rosa Island Authority, 1 Via DeLuna, Pensacola Beach, Florida 32561.

3. Preregistered members of the public will have three (3) minutes to speak and present evidence to the Santa Rosa Island Authority Board. Preregistered members of the public will make their own arrangements for the swearing of any witness testimony that will not be presented live at the Quasi-Judicial Hearing in the Santa Rosa Island Authority Board Meeting Room at 1 Via DeLuna, Pensacola Beach, Florida. Members of the public must submit to Kara Gauntt, at the Santa Rosa Island Authority, 1 Via DeLuna, Pensacola Beach, Florida, the day after the Quasi-Judicial Hearing a certificate from the notary swearing in the witness. Otherwise, the witness testimony will not be considered.
4. Members of the public may e-mail public comments, factual petitions, letters and other documents to [kara\\_gauntt@sria-fla.com](mailto:kara_gauntt@sria-fla.com) (include your name) by no later than 5:00 PM two business days prior to the hearing date in order for them to be included in the written record to be considered by the Santa Rosa Island Authority Board.
5. Voicemail and live testimony from members of the public or their witnesses via audio Zoom will be heard during the Quasi-Judicial Hearing and become part of the record of the Quasi-Judicial Hearing.
6. All testimony and evidence received timely by physical delivery, mail, email, voicemail, and audio Zoom will be afforded equal consideration as if the statements were made in person.
7. Please follow the directions below, approximately thirty (30) minutes before the public meeting for Quasi-Judicial Hearing to ensure your ability to join-in:
  - a. From your telephone, dial 1 (301) 715-8592 and follow the prompts
  - b. The meeting ID is: 425 234 4682
  - c. The meeting password is: 2257

Once you have joined the meeting, please **MUTE** your phone in order to reduce background noise, except for when speaking.

#### **INSTRUCTIONS FOR THE PUBLIC TO PARTICIPATE LIVE IN THE PUBLIC MEETING ON THE QUASI-JUDICIAL HEARING**

1. Only eight (8) members of the public will be allowed in the SRIA Meeting Room at one time on a first come first serve basis regardless of pre-registration and will be seated by SRIA Staff in the SRIA Meeting Room. Such members of the public are required to observe social distancing while in the SRIA Meeting Room.
2. Members of the public must pre-register to participate in the live public hearing on the Quasi-Judicial Hearing by emailing [kara\\_gauntt@sria-fla.com](mailto:kara_gauntt@sria-fla.com) with your name, telephone number, and street address no later than 5:00 PM two business days prior to the hearing.
3. Pre-registered members of the public who wish to present evidence, including witnesses, for consideration by the Santa Rosa Island Authority Board, must submit all such evidence, including witness names, to be received no later than 5:00 PM two business days prior to the hearing date, by:
  - a. Submittal via e-mail to: [kara\\_gauntt@sria-fla.com](mailto:kara_gauntt@sria-fla.com) with your name; or
  - b. Via U.S. Mail or physical delivery to: Kara Gauntt, Santa Rosa Island Authority, 1 Via DeLuna, Pensacola Beach, Florida 32561.
4. Preregistered members of the public will have three (3) minutes to speak and present evidence to the Santa Rosa Island Authority Board.
5. There will be two reserved spots for the media in the SRIA Meeting Room, one spot reserved for the Island Times and one spot for any other media on a first come first serve basis.

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
QUASI-JUDICIAL RE ZONING HEARING (s)  
JANUARY 27, 2021  
5:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF MEDITATION
4. ADOPTION OF AGENDA
5. QUASI-JUDICIAL PROCESS EXPLANATION – MIKE STEBBINS
6. PUBLIC HEARING(S) – Case PB - 2021-01 and PB – 2021-2

Item #1 – H & S Development, LLC d/b/a The Hampton Inn ( 2 Via de Luna) – 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).

Item # 2 – Club Coco, LLC d/b/a UFO' Mini Golf and Ice Cream ( 2 Via de Luna) – 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).

7. ADJOURNMENT.

THOMAS CAMPANELLA, CHAIRMAN  
JERRY WATSON, VICE CHAIRMAN  
LIZ CALLAHAN, SECRETARY/TREASURER  
BUBBA PETERS, ACTING SECRETARY/TREASURER  
KAREN SINDEL, MEMBER  
BRIGETTE BROOKS, MEMBER  
PAOLO GHIO, EXECUTIVE DIRECTOR

(Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are tape-recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.)

**NOTICE OF PUBLIC HEARING  
BEFORE THE SANTA ROSA ISLAND AUTHORITY  
AND THE BOARD OF COUNTY COMMISSIONERS**

The Santa Rosa Island Authority Board, sitting as the Local Planning Agency, will hold a Quasi-Judicial Public Hearing at **5:00 p.m. Wednesday, January 27, 2021, in the Santa Rosa Island Authority Board Room, 1 Via de Luna, Pensacola Beach, Florida**, to consider the following rezoning request(s) under Part III of the Escambia County Code of Ordinances, the Land Development Code:

The Board of County Commissioners of Escambia County, Florida will hold a Public Hearing on **Thursday, February 18, 2021, at 9:00 a.m.** in the **Ernie Lee Magaha Government Building, Board Meeting Room, First Floor, 221 Palafox Place, Pensacola, Florida**, to consider the following rezoning request(s) under Part III of the Escambia County Code of Ordinances, the Land Development Code:

**5:00 PM Hearing**

Case No: PB 2021-01  
Parcel ID: 28-2S-26-1180-003-004  
Location: 2 ½ Via de Luna Dr. Pensacola Beach, FL 32561  
Property Size: Approximately 6.0 Acres  
From: CH-PB (Commercial Hotel – Pensacola Beach)  
To: HDR/C- PB (High Density Residential/Commercial – Pensacola Beach)  
Requested By: H & S Development, LLC

And

Case No: PB 2021-02  
Parcel ID: 28-2S-26-1180-004-004  
Location: 2 Via de Luna, Pensacola Beach, FL 32561  
Property Size: Approximately 1.37 acres  
From: CH-PB (Commercial Hotel – Pensacola Beach)  
To: HDR/C- PB (High Density Residential/Commercial – Pensacola Beach)  
Requested By: Club Coco, LLC

Please note: to reserve your right to speak regarding these rezoning issues at the Board of County Commissioners hearing, you must attend and speak on the record at the Public Hearing before the Santa Rosa Island Authority.

Any person who decides to appeal any decision of the Santa Rosa Island Authority with respect to any matter considered at the Public Hearing before the Santa Rosa Island Authority will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact Melody Bolster Forte, Assistant Manager to the Director of Development Services, at 932-2257 at least seven days prior to the date of the hearing. If you have any questions, please contact the Department of Development Services of the Santa Rosa Island Authority at 932-2257.

**SANTA ROSA ISLAND AUTHORITY  
ESCAMBIA COUNTY, FLORIDA**