

**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Thom Blas  
Chairman

William Griffith  
Vice-Chairman

McGuire Martin  
Secretary/Treasurer

Jimmie Perkins  
Thomas Campanella  
Vernon Prather

W A "Buck" Lee  
General Manager

MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: December 4, 2006

RE: Minutes of November 1, 2006 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, November 1, 2006. Members present were Mr. Bill Griffith, Dr. Thomas Campanella, and Mr. Vernon Prather. Also present were board members Mr. Jimmie Perkins, and Mr. Thom Blas. Board member absent was Mr. McGuire Martin. Mr. Griffith, chairman of the committee, called the committee meeting to order and presented the following items:

- Item #1 – Mr. Jim Reeves – Repair/Reconstruction Status:
- a. Holiday Townhouses, 15 Via de Luna
  - b. Tiki Motel, 17 Via de Luna

(This item was addressed following completion of the Architectural & Environmental Committee.)

Mr. Jim Reeves addressed the board regarding the a potential land use change for both 15 and 17 Via de Luna from medium density residential/commercial to high density residential/commercial as well as a special exception for increased hotel density. He also requested an additional thirty days to submit the fifty percent rule package for 17 Via de Luna with the remaining structure demolished in sixty days if it could not be repaired. A discussion followed.

**Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended that the leaseholder be allowed to move forward with an application to change the land use and density for both 15 and 17 Via de Luna. (3-0)**

Additional discussion followed.

**Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended allowing the Mr. Jim Reeves, 17 Via de Luna, an additional thirty days to submit the fifty percent rule package, subject to**

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**demolition of the remaining structure within an additional thirty days if indicated following submission of the package. (3-0)**

Item #2 – Mr. Jerry Wright d/b/a Sabine Marina – Request to sublease to Mr. Downing Gray for the purpose of placing a self-serve ice machine on leasehold property

Staff recommended approval of the request, subject to payment of 5% percentage fees on all gross revenues, verification of parking availability, execution of documentation similar to that required for other temporary facilities, including an agreement to remove the facility from the island upon notification by the SRIA and/or a bond for removal in the event the SRIA is required to remove the facility.

**Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended approval of the request by Mr. Jerry Wright d/b/a Sabine Marina to sublease to Mr. Downing Gray for the purpose of placing a self-serve ice machine on leasehold property, subject to payment of 5% percentage fees on all gross revenues, verification of parking availability, execution of documentation similar to that required for other temporary facilities, including an agreement to remove the facility from the island upon notification by the SRIA and/or a bond for removal in the event the SRIA is required to remove the facility. (3-0)**

Item #3 – Ms. Fran S. Histed – 202 Via de Luna – Request for extension of time to keep travel trailer as primary residence

Staff recommended denying the request for an extension of time to keep the travel trailer as a primary residence and in the alternative, recommends that the applicant seek permanent housing elsewhere until such time as the permanent structure is reconstructed. A discussion followed.

**Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended referring this item to the full board meeting to allow staff an opportunity to re-evaluate the Histed's reconstruction timetable. (3-0)**

Item #4 – Mr. Gary Powell d/b/a Portofino Boardwalk – Request for \$800 to assist with funding Christmas decorations at the Quietwater Boardwalk

Staff recommended approval of the request by Mr. Gary Powell for assistance with funding in an amount not to exceed \$800 for Christmas decorations at Portofino Boardwalk.

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**Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended approval of the request by Mr. Gary Powell d/b/a Portofino Boardwalk for \$800 to assist with funding Christmas decorations. (3-0)**

Item #5 – Mr. Philip A. Napier – 400 Pensacola Beach Blvd (formerly Coconut's by the Sea) – Request for lease on adjacent property

Mr. Philip Napier appeared before the committee to present his request, and a discussion followed.

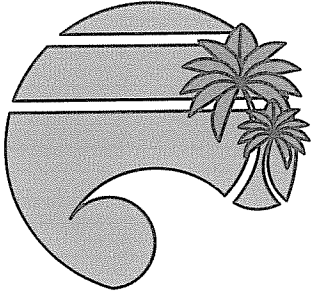
**Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended that staff investigate and report back to the board regarding leasing of the property on the causeway adjacent to the former Coconut's by the Sea leasehold. (3-0)**

There being no further business before the committee, the meeting was adjourned.

  
W. A. "Buck" Lee  
General Manager

WAL:mks

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MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: December 4, 2007

RE: Minutes of the November 1, 2006 Architectural Environmental Committee Meeting

A regularly scheduled meeting of the Architectural Environmental Committee was held on Wednesday, November 1, 2006. Members present were Mr. Thom Blas, Mr. Jimmie Perkins, and Mr. Vernon Prather. Also present were board members Mr. Bill Griffith, and Dr. Thomas Campanella. Board member absent was Mr. McGuire Martin. Mr. Blas, chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Chris & Marianne Crowdis – 1408 Maldonado Drive – Lot 20, Block 43, Villa Segunda – After-the-fact construction of a landscaping wall – held from 10/11/06

Ms. Sue Smith presented the background on the request, and a discussion followed during which the committee heard comments by Ms. Marianne Crowdis.

**Upon amended motion of Mr. Prather, seconded by Mr. Perkins, the committee unanimously recommended that staff obtain a survey of the public access adjacent to the applicant's leasehold, that the code enforcement complaint be withdrawn without prejudice to re-file based upon future information provided by the Olsen report, and withholding application of the after-the-fact fee and possible reconstruction of the retaining wall until after completion of the Olsen report. (3-0)**

Item #2 – Mr. Jeff Townsend on behalf of The Hilton Garden Inn – Request for architectural approval for future expansion for a third level to the existing parking garage

Staff recommended approval of the request, as presented.

**Upon motion of Mr. Prather, seconded by Mr. Perkins, the committee unanimously recommended approval of the request by Mr. Jeff Townsend on**

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**behalf of the Hilton Garden Inn for architectural approval for the future third-level expansion of the existing parking garage. (3-0)**

Item #3 – Mr. Kenneth Holman – 1723 Ensenada Uno – Lot 9, block 3, Santa Rosa Villas – adjacent to Santa Rosa Sound – Request to construct one unit of a multi-family (duplex) residential structure destroyed by Hurricane Ivan

Staff recommended approval of the request, subject to the applicant meeting all applicable code and regulations including the building time provision for construction of the second unit. A discussion followed during which the committee heard comments by Mr. Kenneth Holman.

**Upon motion of Mr. Perkins, seconded by Mr. Prather, the committee unanimously recommended approval of the request by Mr. Kenneth Holman, 1723 Ensenada Uno for approval to construct one unit of a residential duplex, subject to the applicant complying with all codes and regulations including the building time provision for construction of the second unit. (3-0)**

Item #4 - Mr. John Alford – 709 Via de Luna – Lot 13, Block 21, Villa Segunda – After-the-fact construction of an elevated deck with an encroachment outside the west side yard setback line

Staff recommended the leaseholder provide a current survey and remove the portion of the deck encroaching into the fifteen foot west side setback. A discussion followed during which the committee heard comments by Mr. John Alford.

**Upon motion of Mr. Prather, seconded by Mr. Perkins, the committee unanimously recommended that the leaseholder provide a current survey and remove the portion of the deck encroaching into the fifteen foot west side setback. (3-0)**

Items #5 and #6 – Mr. Robert Fox – Hemingway's Island Grill – 400 Quietwater Beach Road – Suite 16, Request for 150 additional seats (60 parking spaces) and Mr. Chris Cadenhead – Pensacola Beach Gulf Pier – 41 Ft. Pickens Road – Request for 90 additional seat (36 parking spaces)

Staff recommended approval for 134 additional seats, requiring 53 parking spaces, for Hemingway's and 90 additional seats, requiring 36 parking spaces, for the Pensacola Beach Gulf Pier. A discussion followed during which the committee heard comments by Mr. Chris Cadenhead.

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**Upon motion of Mr. Perkins, seconded by Mr. Prather, the committee unanimously approved combining Items #5 and #6 for mutual discussion and action. (3-0)**

**Upon motion of Mr. Perkins, seconded by Mr. Prather, the committee approved the requests by Mr. Robert Fox, Hemingway's Island Grill, for 134 additional seats (53 parking spaces) and Mr. Chris Cadenhead, Pensacola Beach Gulf Pier, 90 additional seats (36 parking spaces). (2-1 with Mr. Prather voting against the motion)**

Item #7 – Santa Rosa Dunes Clubhouse – 900 Ft. Pickens Road – Request to construct a new clubhouse on leasehold property, replacing a structure destroyed by Hurricane Ivan

Staff recommended development approval, as requested by the applicant.

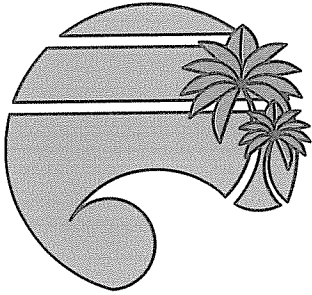
**Upon motion of Mr. Prather, seconded by Mr. Perkins, the committee unanimously recommended development approval for Santa Rosa Dunes Condominiums, 900 Ft. Pickens Road, to construct a new clubhouse on leasehold property, replacing the structure destroyed by Hurricane Ivan. (3-0)**

There being no further business to come before the committee, the meeting was adjourned.

  
W. A. "Buck" Lee  
General Manager

WAL:mks

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MEMORANDUM

TO: Authority Members  
FROM: General Manager  
DATE: December 4, 2006  
RE: Minutes of November 1, 2006 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, November 1, 2006. Members present were Mr. Jimmie Perkins, Mr. Bill Griffith and Mr. Thom Blas serving in the absence of Mr. McGuire Martin. Also present were board members Dr. Thomas Campanella and Mr. Vernon Prather. Mr. Perkins, chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Revisions to Purchasing Policy

Staff recommended approval of revisions to the Purchasing Procedures, as presented.

**Upon motion of Mr. Blas, seconded by Mr. Griffith, the committee unanimously recommended approval of the revisions to the Purchasing Policy, as presented by staff. (3-0)**

Item #2 – Method of Election of Officers (referred from October 11, 2006 board meeting)

**Upon motion of Mr. Blas, seconded by Mr. Griffith, the committee unanimously withdrew this item from the agenda. (3-0)**

There being no further business before the committee, the meeting was adjourned.

W. A. "Buck" Lee  
General Manager

WAL:mks

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