

MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: September 4, 2003

RE: Minutes of August 13, 2003 Architectural Environmental Committee Meeting

A regularly scheduled meeting of the Architectural Environmental Committee was held on Wednesday, August 13, 2003. Members present were Mr. McGuire Martin, Mr. Don Ayres, and Mr. Thom Blas. Also present were board members Mr. Bill Griffith, Mr. Jimmie Perkins, and Dr. Thomas Campanella. Mr. Martin, chairman of the committee, called the meeting to order and presented the following items:

Item # 1 – Florida Department of Environmental Protection -- Florida Recreational Development Assistance Program Grant Application 2004-2005 (FRDAP) for Public Safety Office – Ft. Pickens Road (Casino Beach)

Mr. Dave Hemphill, SRIA engineering representative, presented information regarding the proposed public safety facility for the Santa Rosa Island Authority. He noted that the potential funding source for the project was through the Florida Recreational Development Assistance Program. A discussion followed.

Upon amended motion of Mr. Blas, seconded by Mr. Ayres, the committee unanimously recommended approval of the application process for the proposed public safety facility subject to board review and approval of the site. (3-0)

Item # 2 – Study of parking in the core area of Pensacola Beach (referred from July 2nd board meeting)

Ms. Sue Smith reviewed the parking requirements for the core area of Pensacola Beach. Ms. Debbie Norton noted that the information was presented so the

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committee could determine how to handle future requests with an impact on the public parking in the core area. A discussion followed.

Upon amended motion of Mr. Ayres, seconded by Mr. Blas, the committee unanimously recommended authorizing staff to investigate hiring a consultant to study the parking situation on Pensacola Beach and make a recommendation for a solution with staff reporting their findings and with the stipulation that the board will not consider requests for development in the core area of Pensacola Beach until the study has been completed. (3-0)

Item # 3 – Beach Access (referred from July 2nd board meeting)

Ms. Norton stated staff had two items under beach access, the issue regarding beach access on Calle Hermosa at the McGartland leasehold and the request for information on beach accesses from Mr. John Hickey. Mr. Matt Dannheisser, SRIA legal counsel, reviewed a memorandum, provided in the board's background material, on the Calle Hermosa access issue, and a discussion followed during which the board heard comments from Mr. Tom Gilliam, representing Mr. Mike McGartland.

Upon motion of Mr. Blas, seconded by Mr. Ayres, the committee unanimously recommended moving forward with the process to move the easement currently centered upon the boundary line between 14 and 16 Calle Hermosa to the western ten feet of 12 Calle Hermosa in accordance with the offer by Mr. Mike McGartland and the August 12, 2003 report from counsel in this regard (copy attached hereto and by reference made a part hereof). (3-0)

Ms. Norton summarized the information staff had compiled for Mr. Hickey regarding beach accesses on Pensacola Beach and said the committee may wish to postpone discussion until Mr. Hickey was present. Mr. Griffith suggested that staff forward the information to Mr. Hickey with a letter of explanation so the item would not have to be held on the agenda.

Item # 4 – Floyd Flounders, Inc. – 800 Quietwater Beach Road – Lots 3 & 4, Block "B", Plaza Primera - (AEC action only) - Request to modify the existing front entrance of Flounder's Restaurant to include a covered walkway and to erect a decorative buoy on the west side of the existing boat

Mr. Martin announced that he was recusing himself on this issue due to his business interests in Flounder's Restaurant. Mr. Griffith served in Mr. Martin's place for this item.

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Ms. Smith reviewed the request, and stated that staff recommended approval of the request with the provision that the buoy will not be located outside the re-established west side setback of twenty feet. A discussion followed during which the committee heard comments by Mr. Robert Heffernan.

Upon motion of Mr. Blas, seconded by Mr. Ayres, the committee unanimously approved the request by Floyd Flounders, Inc., 800 Quietwater Beach Road, to construct a covered walkway at the front entrance and to erect a decorative buoy on the west side of the existing boat with the provision that they buoy will not be located outside the re-established twenty-foot (20') west side setback. (3-0)

Item #5 – Little Sabine Investment Group, Inc. – 40 Ft. Pickens Road (Little Sabine Bay)

Request for conceptual approval to construct a 67-unit condominium (18 living floors, plus 2 parking stories) at 40 Ft. Pickens Road (Comfort Inn)

Ms. Norton said that staff recommended that the item be tabled, as the request was inconsistent with the terms of the lease. A discussion followed during which the committee heard comments by Mr. Robert Emmanuel.

Upon motion of Mr. Blas, seconded by Mr. Ayres, the committee unanimously tabled the request by Little Sabine Investment Group, Inc. d/b/a Comfort Inn, for conceptual approval to construct a 67-unit condominium. (3-0)

Item #6 – American Fidelity Life Insurance Company, a Florida Corporation, and Transworld Assurance Company, a California Corporation – Beach Club Development, Inc. – 1591 Via de Luna – Request for conceptual approval to construct 108 additional condominium units (18 floors, plus 2 parking stories) and a sales & management building

Ms. Smith presented background information on the request and said that staff recommended conceptual approval of the request, as presented. Ms. Bolman recommended that, in the event there is a commercial aspect developed on the property, revenue for the commercial aspect be reported separately and not subject to credit for the minimum annual lease fee for the condominium. A discussion followed during which the committee heard comments by Mr. Robert Rinke.

Upon motion of Mr. Ayres, seconded by Mr. Blas, the committee unanimously recommended approval of the request by American Fidelity Life Insurance Company d/b/a Beach Club, 1591 Via de Luna, for conceptual approval to construct 108 additional condominium units, subject to the revenue for any

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commercial aspect of the project being reported separately from the minimum annual lease fee for the condominium. (3-0)

Item #7 – Gary Work, as Trustee of the Pensacola Beach Land Trust – Island Resorts Development, Inc. – 10 Portofino Drive – (Santa Rosa Sound) – Request for conceptual approval to construct Tower 6 (153 units – 17 floors with 9 units per floor, plus 4 parking stories), Tower 7 (95 units, 15 floors with 6 units per floor, 1 floor with 5 units, plus 4 parking stories), a Spa and Gate House

Ms. Smith reviewed the request, stating that staff recommended conceptual approval of the request, as reviewed. Ms. Bolman noted that this request should also be subject to separate reporting of revenue for commercial aspects.

Upon motion of Mr. Blas, seconded by Mr. Ayres, the committee unanimously recommended approval of the request by the Pensacola Beach Land Trust d/b/a Portofino, 10 Portofino Drive, for conceptual approval to construct Tower 6 with 153 condominium units and Tower 7 with 95 condominium units, a spa and gate house, subject to the revenue for any commercial aspect of the project being reported separately from the minimum annual lease fee for the condominium. (3-0)

Item #8 – Pensacola Beach Elks Lodge #2258 – 601 Pensacola Beach Boulevard
Request to remove the existing non-conforming commercial structure and construct a conforming structure with a three and one-half foot (3 1/2') front setback variance and a thirty-two foot (32') rear setback variance

Mr. Ayres and Mr. Blas noted that they would be recusing themselves on this issue due to their membership and pending membership, respectively, in the Elk's Lodge. Mr. Griffith and Mr. Perkins served on the committee in their places for this item.

Ms. Smith presented the information on the request, stating that staff recommended approval of the request, subject to the variance criteria worksheet and approval by the Escambia County Board of Adjustments. Ms. Norton said that staff planned to work with the applicant to remove some of the sod close to Little Sabine Bay and replace it with a wider natural buffer.

Upon motion of Mr. Perkins, seconded by Mr. Griffith, the committee unanimously recommended approval of the request by Pensacola Beach Elks Lodge #2258 to remove their existing non-conforming commercial structure and construct a conforming structure with a three and one-half foot (3 1/2') front setback variance

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and a thirty-two foot (32') rear setback variance subject to the variance criteria worksheet and approval by the Escambia County Board of Adjustments. (3-0)

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

Monte E. Blews
General Manager

MEB:mks

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