

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING  
OCTOBER 26, 2022  
5:00 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF MEDITATION
4. APPROVAL OF MINUTES (Regular Board Meeting 9/28/2022)
5. CHANGES OR ADDITIONS TO AGENDA
6. ADOPTION OF AGENDA
7. CHAIRMAN'S COMMENTS
8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, MS. BRIGETTE BROOKS, CHAIR, MS. KAREN SINDEL AND MR. BUBBA PETERS, MEMBERS

Item #1- Annual report for the SRIA/Pensacola Beach Program for Public Information (PPI) Committee. (Staff report by Juan C. Lemos)

**The Committee unanimously approved staff's recommendation.**

Item #2- Annual status report for the SRIA/Pensacola Beach Community Rating System. (CRS) (Staff report by Juan C. Lemos)

**The Committee unanimously approved staff's recommendation.**

Item #3- Request approval of an amendment to Volume II of the Escambia County Code of Ordinances, The Land Development Code of Escambia County, Chapter 3, "Zoning Regulations," Article 5, "Pensacola Beach Districts", Section 3-5.6, "High Density Residential/Commercial (HDR/C-PB)", to include a conditional use allowance for Helistops. (Staff report by Juan C. Lemos)

**The Committee unanimously approved bringing the item back for full board discussion on October 26, 2022. This item is on Regular Agenda Old Business Item #2 of this agenda.**

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Item #4- Request by 11th Street, LC- 400 Quietwater Beach Rd, Units # 9 & #11- for the conceptual approval of a new development project in the previous Captain Fun's buildings. (Staff report by Juan C. Lemos)

**The Committee unanimously approved the conceptual plans by 11<sup>th</sup> Street, LC for the redevelopment of the buildings formerly known as Captain Fun's on the Pensacola Beach Boardwalk, including the exchange of public boardwalk space.**

Item #5- Request by Kris and Hannah Kessler- 712 Via de Luna Dr. (Lot 2, Block 14, Villa Segunda)- to construct a 10'x35' in-ground swimming pool with a 6' encroachment into the 20' rear yard setback. (Staff report by Juan C. Lemos)

**The Committee unanimously approved staff's recommendation.**

Item #6- Request by Kevin Dewitt and Lisa Michelle Clay- 115 Via de Luna Dr. (Lot 12, Block 3, Villa Primera)- to construct a 12'x16' in-ground swimming pool with a 10' encroachment into the 15' west side yard setback and 15' into the 20' rear yard setback. (Staff report by Juan C. Lemos)

**The Committee unanimously approved staff's recommendation.**

Item #7- Request by Timothy Scott Maughon- 710 Maldonado Dr. (Lot 21, Block 11, Villa Segunda)- to construct a 12'x42' in-ground swimming pool with a 10' encroachment into the 20' rear yard setback. (Staff report by Juan C. Lemos)

**The Committee unanimously approved staff's recommendation.**

**B. DEVELOPMENT & LEASING COMMITTEE, MS. LIZ CALLAHAN, CHAIR, MS. BRIGETTE BROOKS AND MS. KAREN SINDEL, MEMBERS**

Item #1- Request by Fred H. Simmons, Jr.- 27 & 29 Via de Luna Dr.- to extend the Commercial Lease an additional forty (40) years. (Staff report by Robbie Schrock)

**The Committee unanimously approved staff's recommendation.**

Item #2- Request by Paradise Beach Homes, Inc.- 33 Via de Luna Dr.- to extend the Commercial Lease an additional forty (40) years. (Staff report by Robbie Schrock)

**The Committee unanimously approved staff's recommendation.**

**C. ADMINISTRATIVE COMMITTEE, DR. THOMAS CAMPANELLA, CHAIR, MR. JERRY WATSON AND MR. BUBBA PETERS, MEMBERS**

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Item # 1 – Report on Financial Statements and Expenditures. (Staff report by Vickie Johnson)

**The Committee unanimously accepted the report on Financial Statements and Expenditures as presented.**

Item #2- Notification of the expiration of the Visitor’s Information Center (VIC) Contract. (Staff report by Robbie Schrock)

**Notification only. No action taken.**

Item #3- Approval of the 2023 SRIA meeting calendar. (Staff report by Leigh Davis)

**The Committee unanimously approved staff’s recommendation.**

Item #4- Approval of the 2023 SRIA holiday calendar. (Staff report by Leigh Davis)

**The Committee unanimously approved staff’s recommendation.**

REGULAR AGENDA

10. OLD BUSINESS

Item #1- Approval of the Combination of Leasehold Interests Agreement and the Restated and Amended Lease Agreement for Club Coco, LLC d/b/a UFO’s Mini Golf and H & S Development, LLC d/b/a Hampton Inn- 2 Via de Luna Dr. (Staff report by Leigh Davis/Mary Jane Bass) *(Referred from the August 10, 2022 Committee Meeting, moved to the September 28, 2022 Regular Board Meeting by the Leaseholder, placed on the September 14, 2022 Committee Meeting by the Executive Director, moved to September 28, 2022 Regular Board Meeting by the Board, then moved to the October 26, 2022 Regular Board Meeting by the Leaseholder and Board.)*

Item #2- Request for approval of an amendment to Volume II of the Escambia County Code of Ordinances, The Land Development Code of Escambia County, Chapter 3, “Zoning Regulations,” Article 5, “Pensacola Beach Districts”, Section 3-5.6, “High Density Residential/Commercial (HDR/C-PB)”, to include a conditional use allowance for Helistops. (Staff report by Juan C. Lemos) *(Referred from the October 12, 2022 Committee Meeting)*

Item #3 - Request for approval of Modification # 9 to the Sub-grant Agreement for FMA-PJ-04-FL-2015-013, to extend the term and approval for the Board Chairman to execute the document. (Staff report by Leigh Davis)

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11. NEW BUSINESS

Item #1- Authorization to schedule a private Attorney/Client meeting on Wednesday, November 2, 2022, at 5pm, to discuss matters relative to pending litigation in the case of Vinitkul, Nowell v. Santa Rosa Island Authority, et al., Circuit Court in and for Escambia County, Case No. 2020 CA 000947. (Report by Mary Jane Bass)

12. REPORTS

- A. EXECUTIVE DIRECTOR'S REPORT
- B. ATTORNEY'S REPORT
- C. DEVELOPMENT SERVICES DIRECTOR REPORT
- D. ENGINEER'S REPORT

13. VISITOR'S FORUM

14. BOARD MEMBER'S FORUM

15. ADJOURN

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

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