

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
OCTOBER 1, 2003

1-2. A regularly scheduled meeting of the Authority was held on Wednesday, October 1, 2003, beginning at 5:00 p.m. Members in attendance were: Mr. Bill Griffith, Mr. Don Ayres, Mr. McGuire Martin, Mr. Jimmie Perkins, Dr. Thomas Campanella, and Mr. Thom Blas. Mr. Griffith, Chairman, called the meeting to order and led the Pledge of Allegiance.

3. Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously approved the minutes of the regular board meeting of September 10, 2003. (6-0)

4-5. Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously adopted the agenda as published. (6-0)

6. READING OF RECUSAL FORMS

Ms. Mary Bolman reviewed the recusal forms issued since the time of the previous meeting.

7. CHAIRMAN'S COMMENTS

Mr. Griffith reviewed the guidelines for speakers appearing before the Santa Rosa Island Authority board.

8. PENSACOLA BEACH RESIDENTS & LEASEHOLDERS ASSOCIATION REPORT

There was no report from the Pensacola Beach Residents and Leaseholders Association.

9. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

There was no report from the Pensacola Beach Chamber of Commerce.

CONSENT AGENDA

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10. COMMITTEE REPORTS

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A. ADMINISTRATIVE COMMITTEE (9-17-03) - Mr. Bill Griffith, Chairman

Committee Action:

The committee unanimously recommends approval of the following items:

Item #2-A – Denial of the request by Mr. Lawrence Porto, II, Portofino Adventures, Inc., 10 Portofino Drive to amend Section 94-7 of the Escambia County Code of Ordinances to permit beach rental services to park boats on Pensacola Beach overnight

Item #2-B – Amendment to Section 94-7 (Escambia County Ordinance 96-17, as amended) of the Escambia County Code of Ordinances regarding overnight parking of boats on Pensacola Beach to permit the General Manager to waive the ordinance for special events

The committee unanimously recommends acceptance of the following item:

Item #3 – Report on Financial Statements and Expenditures

The following items were for information only (no board action necessary):

Item #1 – FY 2004 Spending Patterns

Item #4 – Promotions & Events Report

Board Action:

Upon motion of Mr. Martin, seconded by Mr. Perkins, the board unanimously approved the recommendation of the committee for Item #2-A. (6-0)

Upon motion of Mr. Blas, seconded by Mr. Martin, the board unanimously approved the recommendation of the committee for Item #2-B. (6-0)

Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously approved the recommendation of the committee for Item #3. (6-0)

B. DEVELOPMENT & LEASING COMMITTEE (9-17-03) - Mr. Jimmie Perkins, Chairman

Committee Action:

The committee unanimously recommends approval of the following items:

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Item #2 – Sabine Marina of Pensacola Beach, Inc. – 715 Pensacola Beach Boulevard – Request for approval to assign lease to Sabine Marina Associates, LLC, subject to Mr. Rick Morette providing copies of correspondence regarding the existing subleases

Item #3 – Sunset Ventures of Pensacola, Inc. d/b/a Banana Bob's – 701 Pensacola Beach Boulevard – Request for approval to assign lease to A & Ch Properties LLC d/b/a The Palace

Item #4 – Mr. Bill King – Pensacola Beach Gulf Pier – Request for approval to hold OctoberFest Festival adjacent to the Pensacola Beach Gulf Pier October 9-12, 2003, subject to the continuing involvement of staff in the event planning process

The following item was referred to the October 8 committee meeting (no board action necessary):

Item #1 - Mr. Fred Simmons, W.A.S., Inc., 69 Via de Luna – Request for inclusion of lease renewal clause in the existing lease at 69 Via de Luna

Board Action:

Upon motion of Mr. Martin, seconded by Mr. Ayres, the board unanimously approved the recommendations of the committee. (6-0)

C. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (9-17-03) - Mr. McGuire Martin, Chairman

Committee Action:

The committee unanimously recommends approval of the following items:

Item #1 –Ms. Mary Jo Morrissey – 238 LeStarboard Drive – Lot 7, Lafitte Cove (Santa Rosa Sound) - Request to construct a 10 foot wide x 2.6 foot high x 85 foot long rock revetment, to be covered with approved white sand and plantings subject to receipt of letters of comment from the adjacent neighbors and the master leaseholder

Item #2 – Mr. Erick Lang – 240 LeStarboard Drive – Lot 6, Lafitte Cove (Santa Rosa Sound) - Request to construct a 10 foot wide x 2.6 foot high x 95 foot long rock revetment, with a 75 foot long x 10 foot wide portion to be covered with approved white sand and plantings subject to receipt of letters of comment from the adjacent neighbors and the

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master leaseholder

Item #3 – Mr. Steve Jernigan – 242 LeStarboard Drive – Lot 5, Lafitte Cove (Santa Rosa Sound) - Request to construct a 10 foot wide x 2.6 foot high x 90 foot long rock revetment with approved white sand, and construct an addition to the existing pier to allow access from leasehold property subject to receipt of letters of comment from the adjacent neighbors and the master leaseholder

Item #3-A – Authorization for staff to approve armoring the shoreline of Lots 2-9, Lafitte Cove subject to receipt of requests from the respective leaseholders, staff review and approval of the type of armoring, and letters of comment from the adjacent neighbors and the master leaseholder

Item #4 – Mr. Eugene Rosenbaum – 220 LeStarboard Drive – Lot 16, Lafitte Cove – (Canal) - Request to install a vinyl seawall one foot seaward of an existing wooden seawall; rebuild a 5' x 38' partially destroyed pier; and dredge the existing slip area to allow for a 2.5 foot water depth at low tide and approximately 4 foot water depth at high tide

Item #5 – Mr. Keith Kundahl – 344 Ft. Pickens Road – Sandpointe Townhouses – (Little Sabine Bay) - Request to install an aluminum and stainless steel four-piling uncovered cradle boat lift adjacent to an existing multi-family pier subject to receipt of permits from the Department of Environmental Protection and the Corps of Engineers

The following item was unanimously approved by the AEC (no board action necessary):

Item #8 – Mr. Harry E. Newkirk, III & Susan C. Newkirk - Key Sailing – 500 Quietwater Beach Road – Request to install a metal roof over the existing elevated decking subject to no new seating being allowed on the covered deck until the parking issues have been resolved

The following item was for information only (no board actions necessary):

Item #10 – U. S. Fish & Wildlife Sea Turtle Lighting Grant

Board Action:

Upon motion of Mr. Martin, seconded by Mr. Blas, the board unanimously approved the recommendations of the committee for Items #1, 2, 3 and 3-A. (6-0)

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Upon motion of Mr. Martin, seconded by Mr. Ayres, the board unanimously approved the recommendation of the committee for item #4. (6-0)

Upon motion of Mr. Martin, seconded by Mr. Blas, the board unanimously approved the recommendation of the committee for Item #5.

D. OPERATIONS COMMITTEE (9-17-03) - Mr. Don Ayres, Chairman

Committee Action:

The committee unanimously recommends approval of the following item:

Item #1 – Request to the Escambia County Board of County Commissioners to investigate implementing a “transponder-only” lane at the Bob Sikes Bridge Toll Facility

Board Action:

Upon motion of Mr. Ayres, seconded by Mr. Martin, the board unanimously approved the recommendation of the committee. (6-0)

REGULAR AGENDA

11. COMMITTEE REPORTS

A. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (9-17-03) - Mr. McGuire Martin, Chairman

Item #6 – Mr. Eugene Holcomb – 13 LaCaribe Drive, Lot 7, LaCaribe Subdivision (Little Sabine Bay) - Request to install a vinyl seawall with rip rap to retain yard and control erosion

Item #7 - Mr. & Mrs. Tom Reynolds – 11 LaCaribe Drive , Lot 8, LaCaribe Subdivision (Little Sabine Bay) - Request to install a vinyl seawall with rip rap to retain yard and control erosion

Ms. Norton presented the background information. A discussion followed during which the board heard comments from Mr. John Loftis and Mr. Eugene Holcomb.

Upon motion of Mr. Ayres, seconded by Mr. Blas, the board unanimously approved

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the requests by Mr. Eugene Holcomb, 13 LaCaribe Drive, and Mr. & Mrs. Tom Reynolds, 11 LaCaribe Drive, for approval to install vinyl seawalls with rip rap at their respective leaseholds to retain the yard and control erosion. (6-0)

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Item #9 – Staff Report on a Request for Proposals for a parking garage for Pensacola Beach

The Manager introduced the item. Ms. Norton reviewed the research prepared by staff regarding the elements of a Request for Proposals for a parking garage on Pensacola Beach, and a discussion followed. Mr. Ayres suggested using a two-stage process to first seek proposals for a solution, review the proposals, and develop a final Request for Proposals to send out for pricing. Additional discussion followed.

Upon motion of Mr. Martin, seconded by Mr. Perkins, the board unanimously approved using the proposed elements presented by staff to implement a Request for Proposals (RFP) process to construct and operate a parking garage on Pensacola Beach. (6-0)

12. OLD BUSINESS

Item #1 – Partial Waiver of Lease Fees for Certain Non-Profit Charitable Lessees

Ms. Nita Omley introduced the item and Mr. Michael Stebbins reviewed correspondence regarding the steps necessary to proceed with a partial waiver of lease fees for certain non-profit leaseholders. A discussion followed during which the board heard comments from Mr. John Barrett.

Upon motion of Mr. Blas, seconded by Mr. Martin, the board voted to table this item pending further staff research. (6-0)

For Information: Mr. Ayres suggested that each appointed member talk to their commissioner on the Escambia County Board of County Commissioners regarding this issue.

13. NEW BUSINESS

Item #1 – Ms. Patricia Russell on behalf of Richard and Elsa Sjolander – 310 Ariola Drive - Request for approval to assign residential lease

Ms. Bolman reviewed the background, and stated that staff recommended approval of the request.

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Upon motion of Mr. Martin, seconded by Mr. Perkins, the board unanimously approved the request by Ms. Patricia Russell on behalf of Richard and Elsa Sjolander for approval to assign the residential lease at 310 Ariola Drive. (6-0)

Item #2 – Mr. Jerry L. Wright, Sabine Marina Associates, LLC, 715 Pensacola Beach Blvd.
– Request to sublease separate commercial building to Mr. Steven Brisch d/b/a Island Time Imports, a retail shop

Ms. Bolman said staff recommended approval of the request subject to payment of five percent (5%) percentage fees on gross revenues.

Upon motion of Mr. Ayres, seconded by Mr. Martin, the board unanimously approved the request by Mr. Jerry L. Wright, Sabine Marina Associates, LLC, to sublease to Mr. Steven Brisch d/b/a Island Time Imports, subject to payment of five percent (5%) percentage fees on gross revenues. (6-0)

Item #3 – Mr. Fred Simmons – 69 Via de Luna – Request for approval to mortgage commercial lease

Ms. Bolman reviewed the request and said staff recommended approval of the request, as presented.

Upon motion of Mr. Ayres, seconded by Mr. Perkins, the board unanimously approved the request by Mr. Fred Simmons for approval to mortgage the commercial lease at 69 Via de Luna. (6-0)

Item #4 – Mr. Greg Uzdevenes on behalf of Mr. Larry Fox d/b/a Hemingway's Restaurant
– 400 Quietwater Beach Road – Request for revision of existing seating calculations

Ms. Norton reviewed the request, noting that the architect had made an error in the seating count in the original submission, and the applicant was also requesting approval of seating for the upper deck. A discussion followed during which the board heard comments from Ms. Lisa Minschew, counsel for the applicant. Mr. Martin announced that he was recusing himself from the vote due to business interests in competing restaurants on Pensacola Beach.

Upon motion of Mr. Blas, seconded by Dr. Campanella, the board unanimously voted to revise the approved seating count for Hemingway's Restaurant from 224 seats for

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the first floor dining and bar requiring 90 parking spaces, to 385 seats for the first floor dining and bar requiring 145 parking spaces; with no additional seats on the upper deck until the parking study is complete. (5-0 with Mr. Martin recusing himself from the vote)

Item #5 – Meredith Fence Company on behalf of Sans Souci Condominium, 999 Ft. Pickens Road – Request for approval to construct fence

Ms. Smith presented the request, stating that the applicant wished to construct a four-foot open fence along the front, sides, and rear of the leasehold up to the existing structure, which would require a one-foot waiver of the fence height restrictions. She said staff recommended approval of the request, as presented. A discussion followed.

Upon motion of Mr. Perkins, seconded by Dr. Campanella, the board unanimously approved the request by Meredith Fence Company on behalf of Sans Souci Condominium, 999 Ft. Pickens Road, for approval to construct a four-foot high open fence along the front, sides, and rear of the structure. (6-0)

14. REPORTS

A. MANAGER' S REPORT

The Manager introduced Mr. Bob West, new Public Safety Director. The Manager said his report was published in the board's background material and noted that staff had begun to research the purchase of an electronic sign and would be reporting to the board soon.

B. ATTORNEY' S REPORT

Mr. Mike Stebbins, SRIA legal counsel, reported that their report was published in the board's background material.

C. ENGINEER' S REPORT

Mr. Dave Hemphill, SRIA engineering representative, reported that they had completed the street paving project begun in 1995; completed the last segment of the bike path; paved the Casino Beach parking lot; were in the process of constructing new picnic shelters at Little Quietwater; and submitted grant applications for Little Sabine and the Public Safety facility.

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15. VISITORS FORUM

Mr. Griffith noted that he had been asked to announce that the Pensacola Beach Residents and Leaseholder's Association will hold their general membership meeting on October 14, 2003 at 7:00 p.m. at the Pensacola Beach Community Church. Mr. Griffith said he would be on the program to discuss building caps and Ms. Marilyn Sundstrom would discuss fund raising. He said everyone was invited to attend.

Dr. Campanella inquired about the item on the attorney's report regarding Regency Cabanas, and a brief discussion followed.

Mr. John Loftis appeared before the board to request approval of a boat lift for one of the slips at Sabine Marina. Following a brief discussion, the request was referred to staff to address at the next committee meeting.

The board heard comments from Ms. Melissa Featherstone.

There being no further business before the board, the meeting adjourned at 6:50 p.m.

CHAIRMAN

SECRETARY

(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.)