

**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

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REGULAR BOARD MEETING MINUTES  
OCTOBER 5, 2005

1-3. A regularly scheduled meeting of the Authority was held on Wednesday, October 5, 2005, beginning at 5:03 p.m. Members in attendance were: Mr. Thom Blas, Mr. Bill Griffith, Mr. McGuire Martin, Mr. Jimmie Perkins, and Dr. Thomas Campanella. Member absent was Mr. Vernon Prather. Mr. Blas, Chairman, called the meeting to order and led the audience in a moment of meditation followed by the Pledge of Allegiance.

4. **Mr. Perkins made a motion to approve the minutes of the September 7, 2005 board meeting, and Mr. Griffith seconded the motion. The motion failed on a vote of 3-1 with Dr. Campanella voting against the motion.**

Dr. Campanella recommended that the minutes be revised to include the name of the board member and the reason for the recusal in the reading of the recusal forms.

(Mr. Martin entered the meeting at 5:05 p.m...)

**Upon motion of Mr. Perkins, seconded by Dr. Campanella, the board unanimously voted to accept the recommendation of Dr. Campanella to list the name of the board member and the reason for the recusal under the reading of the recusal forms in the minutes. (5-0)**

**Upon motion of Mr. Griffith, seconded by Mr. Perkins, the board unanimously approved the minutes of the regular board meeting of September 7, 2005, as revised. (5-0)**

5-6. CHANGES OR ADDITIONS TO AGENDA

**Upon motion of Mr. Griffith, seconded by Dr. Campanella, the agenda was unanimously adopted with the following changes: Added Item 7-A to immediately follow the Chairman's Report regarding a report from the Committee to Redefine Pensacola Beach; added Item #1 to New Business regarding approval of the Hurricane Katrina Disaster Relief Funding Agreement; Added Item #2 to New Business regarding approval of the Agreement between the Board of County Commissioners and the Santa Rosa Island Authority to assign the Pensacola Beach Post-Ivan Beach Renourishment Project Agreement to Escambia County. (5-0)**

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7. CHAIRMAN'S COMMENTS

Mr. Thom Blas said that with the sun setting of the Escambia County Civil Service board he wished to set up a working group to address personnel policies, and he recommended that the group be comprised of Mary Bolman, Nita Omley, Matt Dannheisser and himself. A discussion followed.

**Upon motion of Mr. Griffith, seconded by Mr. Perkins, the board unanimously approved setting up a working group for the Authority's personnel policies, as recommended by the Chairman. (5-0)**

Mr. Blas then reviewed the guidelines for speakers appearing before the board.

7-A. REPORT FROM THE COMMITTEE TO REDEFINE PENSACOLA BEACH

Monsignor Luke Hunt, Chairman of the Committee to Redefine Pensacola Beach, presented a memorandum from the Committee to Redefine Pensacola Beach regarding their recommendations, and a discussion followed.

**Upon motion of Mr. Griffith, seconded by Mr. Perkins, the board unanimously voted to accept without prejudice the report of the Committee to Redefine Pensacola Beach (copy attached hereto and by reference made a part hereof).(5-0)**

Mr. Blas extended the thanks of the board to the committee members, recognizing their efforts.

8. PENSACOLA BEACH RESIDENTS & LEASEHOLDERS ASSOCIATION REPORT

Mr. Gary Smith, President of the Pensacola Beach Residents & Leaseholders Association said the next meeting of the association was scheduled for Tuesday, October 11, 2005 at 6:00 p.m. at the community church. He said the agenda would include a discussion about the web site, revisioning of the purpose and activities of the association, the Christmas party, and election of officers.

9. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

Ms. Sandy Johnston, Manager of the Pensacola Beach Visitor's Information Center, reported that the chamber received an office trailer to use while repairs were being done to their facility. She noted that the hotels that were opening were experiencing high occupancy rates. A brief discussion followed.

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CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (9-14-05) – Mr. Bill Griffith, Chairman

The committee unanimously recommends approval of the following items:

Item # 1 – Comfort Inn – Mr. Richard McAlpin – 40 Ft. Pickens Road – adjacent to Little Sabine Bay – Construction of an eight foot wooden privacy fence on the west side adjacent to the LaCaribe Subdivision on leasehold property

(Item #2, regarding a variance to minimum lot size to divide a lot in Santa Rosa Villas, was withdrawn.)

Item #3 – Ty & Drew Cowen – 108 Via de Luna – Lot 5, Block 8, Villa Primera – Request for a thirty-foot (30') front setback variance to construct a single family residential structure, replacing the structure that was destroyed by Hurricane Ivan, subject to approval by the Authority's engineer

(Item #4, regarding a dock at The Verandas, was withdrawn.)

The following item was for information only:

Item #5 – Survey for Committee to Redefine Pensacola Beach

B. ADMINISTRATIVE COMMITTEE (9-14-05) – Mr. Jimmie Perkins, Chairman

The committee unanimously recommends approval of the following item:

Item #1 – Staff to work with Escambia County and Mr. Thomas E. Almon on behalf of the Lafitte Cove Homeowners' Association – Regarding their request for reimbursement for funds spent to recover sand from the Lafitte Cove Canal system

The committee unanimously recommends acceptance of the following item:

Item #2 – Report on Financial Statements and Expenditures

C. OPERATIONS COMMITTEE (9-14-05) – Mr. McGuire Martin, Chairman

The committee unanimously recommends approval of the following item:

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Item #1 – Engineer's recommendation regarding reconstruction of the wall in the public area adjacent to the south side of The Dock

**Upon motion of Mr. Martin, seconded by Mr. Perkins, the board unanimously approved the consent agenda, as published. (5-0)**

REGULAR AGENDA

11. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (9-14-05) – Dr. Thomas Campanella, Chairman

Item #1 – Mr. Kramer Litvak – 1715-A & B Ensenada Uno – Request for approval to change lease from a duplex to a two-unit condominium (Recommended for approval by the committee on a vote of 2-1.)

Mr. Blas introduced the request, and a discussion followed during which the board heard comments by Mr. Kramer Litvak.

**Upon amended motion of Mr. Griffith, seconded by Mr. Martin, the board unanimously approved the request by Mr. Kramer Litvak, 1715-A & B Ensenada Uno, for approval to change his lease from a duplex lease to a two-unit condominium lease, subject to payment of the attorney's fees associated with the request, execution of the new lease, issuance of the condominium documents approved by Mr. Mike Stebbins, SRIA legal counsel; and payment increased lease fees of \$2,000 per unit. (5-0)**

**Upon motion of Dr. Campanella, seconded by Mr. Perkins, the board unanimously voted to state that consideration of requests for lease changes similar to that requested by Mr. Litvak, to change from a duplex lease to a two-unit condominium lease, will be limited to the duplex leaseholds on Lots 2, 3, 5, 6, 7, 8, and 9 in Block 3 of Santa Rosa Villas subdivision. (5-0)**

11-A. NEW BUSINESS

Item #1 – Hurricane Katrina Disaster Relief Funding Agreement

Ms. Debbie Norton said that staff recommended approval of the Disaster Relief Funding Agreement for Hurricane Katrina, which was similar to that approved by the board for Hurricane Dennis, with the federal government funding 75%, the state share at 12½% and the local share at 12½%.

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**Upon motion of Mr. Griffith, seconded by Mr. Perkins, the board unanimously approved the Hurricane Katrina Disaster Relief Funding Agreement. (5-0)**

Item #2 – Agreement between the Board of County Commissioners and the Santa Rosa Island Authority to assign the Pensacola Beach Post-Ivan Beach Renourishment Project Agreement to Escambia County

Ms. Norton said that Escambia County had accepted the project worksheet to accomplish the beach renourishment project for Hurricane Ivan. She noted that the county was in the process of securing an additional project worksheet for Hurricanes Dennis and Katrina. Ms. Norton said that the county was funding the project and picking up the local share, and staff recommended approval of the agreement. A discussion followed.

**Upon motion of Mr. Perkins, seconded by Dr. Campanella, the board unanimously approved the agreement between the Escambia County Board of County Commissioners and the Santa Rosa Island Authority to assign the Pensacola Beach Post-Ivan Beach Renourishment Project Agreement to the Escambia County Board of County Commissioners. (5-0)**

12. REPORTS

A. MANAGER'S REPORT

The Manager stated that he had been investigating business interruption insurance and would report back to the board. He stated that he was still working with Escambia County on the post-disaster re-entry process. The Manager said that the leaseholders of the Pensacola Beach Gulf Pier had contacted him to state that they were still working towards beginning construction of their building prior to expiration of their permit in 2007. Upon inquiry by Mr. Martin, the Manager said that the waders in Little Sabine Bay were performing debris removal under the project with the Northwest Florida Water Management group.

B. ATTORNEY'S REPORT

Mr. Matt Dannheisser, SRIA legal counsel, stated that the attorney's report was published for the information of the board.

C. ENGINEER'S REPORT

Mr. Dave Hemphill, SRIA engineering representative, reported that a copy of the agreement between the Authority and Gulf Power for underground electrical service

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was in the board's background material, and staff recommended approval of the agreement. A discussion followed.

**Upon motion of Mr. Griffith, seconded by Mr. Martin, the board unanimously approved the agreement between the Santa Rosa Island Authority and Gulf Power Company for underground utilities in conjunction with the road improvement program at a cost not to exceed \$300,000. (5-0)**

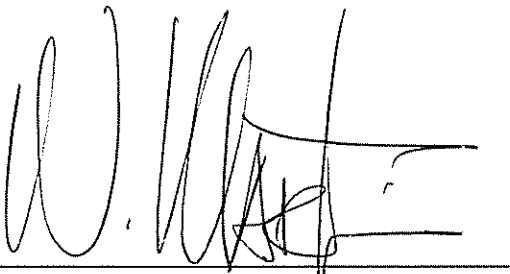

Mr. Hemphill said he received bids for new structures at the maintenance facility to replace the structures destroyed by Hurricane Ivan, and he had an agreement with the contractor for repairs to the Visitor's Information Center. He said that the road improvement project was proceeding, and the outfalls were close to completion. Mr. Hemphill said that work on Via de Luna was intermittent. He noted that they were working on removal of debris at the one location in conflict on Ft. Pickens Road. He said the Ft. Pickens Road project was scheduled to begin about October 10.

Mr. Hemphill said that the toll booth was under repair as a mitigated project to include removal of the cupola, installation of a metal roof, and elevation of the power to thirteen feet, including the computers. He said several other projects were pending bids, and the process had been slowed for funding reasons and to insure that construction was not ongoing during the hurricane season. Upon inquiry by Mr. Blas, Mr. Hemphill said that although no more debris could be placed on the right of way, the debris removal project would continue through mid-October. A discussion followed.

13. VISITORS FORUM

No one wished to address the board during Visitor's Forum.

There being no further business before the board, the meeting adjourned at 5:55 p.m.

  
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SECRETARY  
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CHAIRMAN

(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.)

# Summary Report

## Committee to Redefine Pensacola Beach

October 3, 2005

The Committee to Redefine Pensacola Beach was formed in May, 2005 to make recommendations to the Santa Rosa Island Authority regarding the short-term and long-term development of Pensacola Beach, particularly in the light of the redevelopment needs after hurricane Ivan (and later, Dennis). This report contains our recommendations, but we felt that the biggest issue - developing a new long-range plan for the Island - was beyond the scope of this committee, and hence to develop such a plan becomes a somewhat obvious first recommendation.

### DEVELOPING A NEW LONG-RANGE PLAN

In December, 2003, the Whitman Center for Public Service of the University of West Florida issued "Vision 2010 and Beyond". The Committee endorses this document and recommends that it be used to lay the foundation for a new long-range plan for Pensacola Beach. Of the issues discussed in this document, the Committee particularly wishes to point out the need for:

- Developing an architectural style or theme, especially within the central core area
- Focusing on pedestrian access in the core area; consider building a pedestrian boardwalk including a pedestrian bridge over Via De Luna.
- Expanding available parking.

Escambia County will soon begin its long range planning process, with a final Evaluation Appraisal Report scheduled for fall, 2007 or later. Participating in the County's process is a cost effective option to produce a long-range plan for the Beach, but with all the residential and commercial development that will occur on the Beach in the near future, the Committee recommends the SRIA hire consultants to lead such a process as soon as possible. The Committee understands the fiscal pressures the SRIA faces, but it feels the long-term cost of not proceeding quickly with a visioning/planning process necessitates finding creative ways to fund the effort.

There is a need for the SRIA to establish guidelines for single-family homes that go beyond the building code. Such guidelines should include building materials or techniques that hold up better in the beach environment, and preferred architectural styles. This needs to be accomplished quickly, as reconstruction is picking up pace.

### LAND UTILIZATION AND ZONING

The 1988 Land Utilization Plan has provided guidance for the Beach's development for seventeen years. There have been very few zoning variances granted during this period. The result is an island community with a good mix of single-family residences, condominiums, hotels and commercial businesses. However, it is time to formally

review this Plan and develop a plan for the future. The committee recommends that his be done in conjunction with the planning process discussed above.

The Committee also has the following recommendations:

Pensacola Beach currently has a residential building cap of 4,128 units. If a policy of “concurrency” were to be adopted (as was recently recommended for Perdido Key), up to an additional 2,100 additional residential units could be built. The Committee recommends that that current building cap be retained. This is an arbitrary limit, and might be changed as a result of the upcoming planning process, but it has served to limit the rampant growth that has occurred in other Gulf Coast communities, and Pensacola Beach is all the better for it.

Several residential developments have been developed as low density when the existing zoning would have allowed for more residential units. These include Deluna Point, Tristan Villas, Lafitte Cove II, La Caribe, Lakeside Townhouses, Seashore Village, and Santa Rosa Villas Estates. The Committee recommends that the zoning for these parcels be changed to reflect the lower density development and to be consistent with the leases. (These sites represent about half of the 2,100 unit difference between the current building cap and “concurrency” limits.)

Hotel development is not limited by the residential building cap, only by current zoning and by the economics of the hotel industry. The Committee discussed the Clarion request for a zoning variance and could not reach a consensus recommendation for the SRIA. With respect to other hotel sites, the Committee recommends that the SRIA not grant blanket changes in zoning (e.g. from medium density to high density) for hotel sites. However, the Committee recommends that the SRIA give consideration to requests for “special exemptions” to increase the number of units allowed to the maximum permissible within the current zoning classification (e.g. up to 20 units per acre for medium density sites, and up to 50 units per acre for high density sites). If variances are granted to change density limits or to change zoning of a parcel, the Committee recommends that impact fees be assessed to the leasehold developer.

The Committee also recommends that he SRIA encourage the development of hotels with substantial convention/meeting facilities. These hotels attract business outside of the busy summer months and will help sustain a better year-round economic base for all island businesses.

Respectively submitted, Monsignor Hunt, Chairman