

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

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PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
NOVEMBER 8, 2006

1-3. A regularly scheduled meeting of the Authority was held on Wednesday, November 8, 2006, beginning at 5:00 p.m. Members in attendance were: Mr. Thom Blas, Mr. Bill Griffith, Mr. Jimmie Perkins, Dr. Thomas Campanella, and Mr. Vernon Prather. Board member absent was Mr. McGuire Martin. Mr. Blas, Chairman, called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation.

4. **Upon motion of Mr. Prather, seconded by Mr. Perkins, the board unanimously approved the minutes of the October 11, 2006 regular board meetings. (5-0)**

Upon motion of Mr. Griffith, seconded by Mr. Prather, the board unanimously approved the minutes of the September 20, 2006 special board meeting. (5-0)

5. ELECTION OF OFFICERS

Mr. Blas reviewed the basis for requesting election of officers at the November meeting, and a discussion followed.

Mr. Blas made a motion to elect the following slate of officers:

**Mr. Bill Griffith, Chairman
Dr. Thomas Campanella, Vice-Chairman
Mr. Vernon Prather, Secretary Treasurer**

Mr. Perkins seconded the motion. Following a discussion, the motion failed on a vote of 3-2 with Dr. Campanella and Mr. Perkins voting against the motion.

Mr. Perkins made a motion to elect the following slate of officers:

**Dr. Thomas Campanella, Chairman
Mr. Vernon Prather, Vice-Chairman
Mr. Bill Griffith, Secretary Treasurer**

Dr. Campanella seconded the motion. The motion failed on a vote of 3-2 with Mr. Blas and Mr. Prather voting against the motion.

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Upon motion of Mr. Griffith, seconded by Mr. Perkins, the board voted to delay the election of officers until after appointment of the new members. (4-1 with Dr. Campanella voting against the motion)

6-7. Upon motion of Mr. Griffith, seconded by Mr. Perkins, the agenda was unanimously adopted without changes. (5-0)

8. CHAIRMAN'S COMMENTS

(Presented at the conclusion of the meeting)

Mr. Blas gave a brief farewell address during which he thanked those he worked with and the staff of the Authority for their support during his tenure as a board member.

9. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

Ms. Sandy Johnston, Manager of the Visitor's Information Center, noted that the final Bands on the Beach concert was held on October 31, at which time a costume contest was held. She noted that Bands on the Beach was very successful and everyone was looking forward to the 2007 concert series. Ms. Johnston said the Veteran's Day Parade was scheduled for Saturday, November 10, and the Christmas boat and street parades were scheduled for December 2 and 3, respectively. She stated that the Manager attended the November chamber meeting and gave an update on the roads and utilities.

Ms. Johnston thanked the facilities management crews for their assistance in cleaning up after Bands on the Beach. She said she was working with the advertising agency, E. W. Bullock & Associates on updates to the web site. Ms. Johnston said that the Krewe of Wrecks got off to a rocky start with the loss of Andrea Brundt, but that they would be ready for Mardi Gras 2007. She said that the National Collegiate Athletic Association (NCAA) events were scheduled to begin soon and called the board's attention to the fan guides with schedules that were distributed. Ms. Johnston said that NCAA specials and discounts were being offered to participants.

Ms. Johnston said that 2,178 visitors registered at the Visitor's Information Center in September 2006, as compared to 1,327 in September 2005. She noted that the top ten states were Louisiana, Alabama, Florida, Tennessee, Georgia, Mississippi, Texas, California, Missouri and Arkansas, and the top international countries were Germany, Canada, France, Romania, Belgium, England, India, Italy, Cuba and the Netherlands.

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CONSENT AGENDA

10. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (11-1-06) – Mr. Bill Griffith,
Chairman

The committee unanimously recommends approval of the following items:

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, subject to payment of appropriate percentage fees; execution of an agreement, and provision of a bond

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

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (11-1-06) – Mr. Thom Blas, Chairman

The committee unanimously recommends approval of the following items:

Item #1 – Chris & Marianne Crowdis – 1408 Maldonado Drive – Lot 20, Block 43, Villa Segunda – Regarding their after-the-fact construction of a landscaping wall – Authority to obtain survey of public access; complaint withdrawn without prejudice to re-file based upon future information provided by Olsen report; hold application of after-the-fact fee and possible reconstruction of retaining wall until after completion of Olsen report

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, subject to commencement of construction within twenty-four (24) months of board approval

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

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

C. ADMINISTRATIVE COMMITTEE (11-1-06) – Mr. Jimmie Perkins, Chairman

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The committee unanimously recommends approval of the following item:

Item #1 – Revisions to Purchasing Policy

Upon motion of Dr. Campanella, seconded by Mr. Prather, the board unanimously approved the consent agenda, as published. (5-0)

REGULAR AGENDA

11. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (11-1-06) – Mr. Bill Griffith,
Chairman

Item #1 – Mr. Jim Reeves – Repair/Reconstruction Status:

- a. Holiday Townhouses, 15 Via de Luna
- b. Tiki Motel, 17 Via de Luna

(The committee unanimously recommends a 30-day extension to submit the 50% package on the remaining units at the Tiki Motel and recommends allowing the applicant to move forward with an application to change the land use and density for both leaseholds; placed on the regular agenda to address the default and lease fee issues)

Upon motion of Mr. Griffith, seconded by Mr. Perkins, the board unanimously approved a 30-day extension to submit the 50% package on the remaining units at the Tiki Motel and allowing the applicant to move forward with an application to change the land use and density for both leaseholds. (5-0)

A brief discussion ensued.

Upon motion of Mr. Griffith, seconded by Mr. Prather, the board unanimously voted to assess the additional lease fees that were previously recommended by staff, and address the issue of when the additional lease fees will be paid at the December 4, 2006 committee. (5-0)

Item #3 – Ms. Fran S. Histed – 202 Via de Luna – Request for extension of time to keep travel trailer as primary residence (held for full board to allow staff an opportunity to evaluate reconstruction timetable)

Ms. Bolman reviewed the request, stating that staff recommended approval of an extension of time to keep the travel trailer until March 2007.

Upon motion of Dr. Campanella, seconded by Mr. Prather, the board unanimously

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approved the request by Ms. Fran S. Histed, 202 Via de Luna, for an extension of time, until March 2007, to keep her travel trailer as her primary residence. (5-0)

Item #5 – Mr. Philip A. Napier – 400 Pensacola Beach Blvd (formerly Coconut's by the Sea) – Staff investigation into leasing of properties on the causeway adjacent to the former Coconut's property (unanimously recommended for approval by committee; placed on regular agenda for additional actions related to committee recommendation.)

Ms. Bolman said staff had received an estimate of approximately \$4,500 to appraise the property adjacent to the former Coconut's leasehold. A brief discussion followed during which the board heard comments by Mr. Phil Napier.

Upon motion of Mr. Griffith, seconded by Dr. Campanella, the board unanimously approved authorizing staff to continue their investigation into leasing the properties on the causeway adjacent to the former Coconut's leasehold, including expending funds in an amount not to exceed \$4,500 for an appraisal. (5-0)

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (11-1-06) – Mr. Thom Blas, Chairman

Item #4 – Mr. John Alford – 709 Via de Luna – Lot 13, Block 21, Villa Segunda – Provision of a survey and removal of encroachment related to after-the-fact construction of an elevated deck with an encroachment outside the west side yard building setback line (unanimously recommended for approval by committee; placed on regular agenda for report from staff regarding position of Escambia County Building Inspection)

Ms. Sue Smith reviewed the request and additional information, stating that staff recommended that the leaseholder provide a current survey and remove the portion of the elevated deck that is outside the setback. A discussion followed.

Upon motion of Mr. Griffith, seconded by Mr. Prather, the board unanimously approved the recommendation that Mr. John Alford, 709 Via de Luna, be required to provide a survey of his leasehold and be required to remove any encroachments outside the established setback. (5-0)

Items #5 & #6 – Requests for additional seating from:

- a. Mr. Robert Fox – Hemingway's Island Grill, 400 Quietwater Beach Road, Suite 16 – 134 additional seats (53 parking spaces)
- b. Mr. Chris Cadenhead, Pensacola Beach Gulf Pier, 41 Ft. Pickens Road – 90 additional seats (36 parking spaces)

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(Recommended for approval by the committee on a vote of 2-1 with Mr. Prather voting in the negative.)

Ms. Smith said that staff recommended approval of the requests, as presented. A brief discussion followed.

Upon motion of Mr. Griffith, seconded by Dr. Campanella, the board approved the requests for additional seating from Mr. Robert Fox of Hemingway's Island Grill for 134 additional seats (53 parking spaces) and Mr. Chris Cadenhead of the Pensacola Beach Gulf Pier for 90 additional seats (36 parking spaces). (4-1 with Mr. Prather voting in the negative)

12. OLD BUSINESS

Item #1 – Enclosures Below the Base Flood Elevation (referred from October 11 board meeting)

Mr. Jim Mallett made a presentation to the board regarding enclosures below the base flood elevation. Ms. Norton said that staff could take the information prepared by Mr. Mallett, add some graphics, and present the information to the committee.

(Mr. Perkins left the meeting at 6:00 p.m.)

13. NEW BUSINESS

Item #1 – Mr. Gary Powell d/b/a Portofino Boardwalk – Request to add liquor sales for Hooter's Restaurant

Ms. Bolman said staff recommended approval of the request, subject to payment of the appropriate percentage fees.

Upon motion of Mr. Griffith, seconded by Dr. Campanella, the board unanimously approved the request by Mr. Gary Powell d/b/a Portofino Boardwalk to add liquor sales for Hooter's Restaurant, subject to payment of the appropriate percentage fees. (4-0)

Item #2 – Extension of Accustaff Contract

Ms. Norton reviewed the request and said that staff recommended approval to extend the Accustaff contract for staffing of the toll facility on a month to month basis (not to exceed six months) to allow for completion of the construction prior to issuing a Request for Proposals due to site visits that are necessary for the bid process. A discussion followed.

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Upon motion of Mr. Prather, seconded by Dr. Campanella, the board unanimously approved extending the contract with Accustaff for staffing at the toll facility on a month to month basis (not to exceed six months) to allow for completion of the construction process. (4-0)

Item #3 – Budgetary Authorization for General Manager

Ms. Nita Omley presented the request, stating that staff recommended authorization for the Manager to obligate funds under certain circumstances in an amount to be determined, recommended at \$100,000, which was similar to the previous year. A discussion followed.

Upon motion of Mr. Griffith, seconded by Mr. Blas, the board unanimously approved authorizing the Manager to use contingency monies (up to \$25,000) to fund unforeseen or essential costs not included in the 2007 budget. (4-0)

Item #4 – Report on Financial Statements and Expenditures

Ms. Omley presented the report on financial statements and expenditures and a brief discussion followed.

Upon motion of Mr. Prather, seconded by Mr. Griffith, the board unanimously accepted the report on financial statements and expenditures. (4-0)

14. REPORTS

A. MANAGER'S REPORT

The Manager said that his report was published for the information of the board. He called the board's attention to the letter from the National Park Service regarding proposed reconstruction of the roads in the national parks.

B. ATTORNEY'S REPORT

Mr. Matt Dannheisser, SRIA co-counsel, noted that the Attorney's Report was also published, and called the board's attention to receipt of payment on the settlement for Cingular Wireless, noting that the case was now closed.

C. ENGINEER'S REPORT

Mr. Dave Hemphill, SRIA engineering representative, reported that the road project was nearing completion, and they were monitoring expenditures closely. He said that Gulf

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Power was nearly finished with their work on Ft. Pickens Road. Mr. Hemphill said the Quietwater Parking lot was the most critical new project, and the project was being scheduled to minimize interference with the businesses by working on one side at a time with completion scheduled for the spring. He said the project included new curbs and islands, as well as new lighting.


Mr. Hemphill noted that Gulf Power submitted additional billings for their work on the road improvement project for which he previously received approval to pay approximately \$15,000; however, the billing was incorrect and should have been submitted in the amount of approximately \$19,000. He requested approval for payment of the difference.

Upon motion of Mr. Griffith, seconded by Mr. Prather, the board unanimously authorized payment of the corrected bill in the amount of approximately \$19,000 from Gulf Power Company for utility work associated with the road improvement project, as submitted. (4-0)

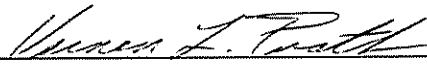
14. VISITORS FORUM

The board heard comments by Ms. Marianne Crowdis and Mr. Lee Shrewsbury. Mr. Blas asked that the Manager write a letter on behalf of Mr. Shrewsbury to Escambia County.

There being no further business before the board, the meeting adjourned at 6:40 p.m.



SECRETARY



CHAIRMAN

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