

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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SPECIAL BOARD MEETING MINUTES
JANUARY 18, 2006

1-3. CALL TO ORDER/PLEDGE OF ALLEGIANCE

A special board meeting/workshop of the Santa Rosa Island Authority was held on Wednesday, January 18, 2006 beginning at 5:00 p.m. Members in attendance were Mr. Thom Blas, Mr. Bill Griffith, Mr. McGuire Martin, Dr. Thomas Campanella, and Mr. Vernon Prather. Member absent was Mr. Jimmie Perkins. Mr. Thom Blas, Chairman, called the meeting to order, and led the Pledge of Allegiance and a moment of meditation.

4. CHAIRMAN'S COMMENTS

Mr. Blas thanked everyone for their thoughts and prayers during his wife's recent surgery. He then thanked Mr. Steve Jernigan for making the Pensacola Beach Enhancement Committee's presentation at the Development & Leasing Committee meeting the previous week, noting that the committee was a volunteer committee.

5. COMMITTEE TO REDEFINE PENSACOLA BEACH/PENSACOLA BEACH ENHANCEMENT COMMITTEE

Mr. Blas reviewed the efforts of the Pensacola Beach Enhancement Committee, stating that he wished for the board to review the suggestions the committee compiled and determine if any of the suggestions may be considered for implementation. A discussion followed.

Upon motion of Mr. Griffith, seconded by Mr. Prather, the board unanimously voted to review Items "A" through "F" on the report to determine whether they should be retained for consideration. (5-0)

The board agreed to retain the following items for additional consideration:

- A. Sign Regulations
- B. Color Palette for Commercial Structures
- C. Landscaping
- D. Roof Lines Appearances – Commercial Structures

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- E. Height Restrictions - Residential
- F. Improvements to Trolley Stops

A lengthy discussion then ensued regarding a proposal to re-stripe Quietwater Boardwalk parking lot.

Upon motion of Mr. Griffith, seconded by Mr. Prather, the board unanimously voted to ask the engineer to take a more in-depth look at the proposed re-stripping project for Quietwater Boardwalk. (5-0)

A discussion took place regarding the concept of a boardwalk surrounding the core area of Pensacola Beach.

Upon motion of Mr. Griffith, seconded by Mr. Martin, the board unanimously voted to re-visit the previous design for a boardwalk in the core area of Pensacola Beach; work with the affected leaseholders or stakeholders regarding their participation; work towards developing an acceptable standard for such a boardwalk. (5-0)

A brief discussion ensued regarding a parking garage on Pensacola Beach during which Mr. Martin suggested including the triangle parking lot adjacent to the Visitor's Information Center as a potential site for a parking garage. Additional discussion ensued.

5-A. CONDO-HOTEL REGULATION

Mr. Griffith reviewed some information regarding the current definition for a hotel and a lengthy discussion followed during which the board heard comments from Mr. Jeff Townsend and Mr. Mike Nixon.

Upon motion of Mr. Griffith, seconded by Mr. Prather, the board unanimously approved authorizing legal counsel to prepare a proposed regulation that is more restrictive than the Escambia County Land Development Code with respect to hotels that would limit 90% of the hotel rooms to no more than 500 square feet, and that the same 90% of the hotel rooms will not have kitchen facilities. (5-0)

6. AUTHORITY FINANCES

Mr. Dave Hemphill reviewed some of the pending hurricane damage repair projects, noting that there are obligations for matching funds associated with the projects. Ms. Nita Omley noted that \$100,000 had been set aside in the Authority's budget for

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matching funds; however, an application was in process to request a waiver of the matching funds for Hurricanes Ivan, Dennis, and Katrina. A discussion followed.

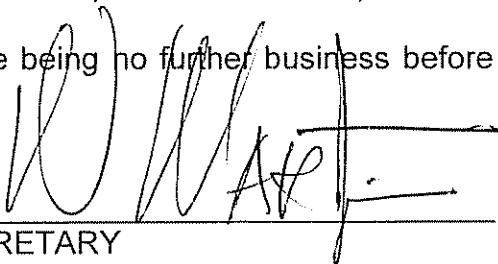
Upon motion of Mr. Griffith, seconded by Mr. Prather, the board unanimously voted to request a schedule of outstanding hurricane repair projects, a timeline showing when the projects should be done, and a cash flow projection; the board further authorized the Manager to seek a loan of up to \$500,000 from Escambia County to assist with completing the outstanding projects, with the authorization of the chairman. (5-0)

7. GENERAL MANAGER REVIEW

Mr. Prather reviewed the summary report from the General Manager Review Committee, and a brief discussion followed. Upon inquiry by Mr. Blas, Mr. Prather said that in his summary report, he recommended that Mr. Blas review the report in depth with the Manager prior to contract renewal discussions with the board. A brief discussion ensued.

The Manager then provided an update on the demolition of the Palace, which is pending receipt of a permit from the Department of Environmental Protection.

There being no further business before the board, the meeting was adjourned at 7:30 p.m.



SECRETARY



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.)