

**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

Board Members:  
William Griffith  
Chairman  
Thom Blas  
Vice-Chairman  
McGuire Martin  
Secretary/Treasurer  
Jimmie Perkins  
Thomas Campanella  
Vernon Prather  
Monte E. Blews  
General Manager

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING  
DECEMBER 1, 2004

1-2. A regularly scheduled meeting of the Authority was held on Wednesday, December 1, 2004, 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 Dr. Campanella, the board unanimously approved the minutes of the regular board meeting of November 3, 2004. (6-0)**

4. The General Manager read the rules regarding election of officers. Mr. Thom Blas made a motion to nominate the following members for office and Mr. Perkins seconded the motion:

Mr. Bill Griffith, Chairman  
Mr. Don Ayres, Vice Chairman  
Mr. McGuire Martin, Secretary/Treasurer  
Mr. Jimmie Perkins, Acting Secretary/Treasurer

Dr. Campanella then moved to nominate Mr. Don Ayres for Chairman, Dr. Thomas Campanella for Vice Chairman, and Mr. Jimmie Perkins as Secretary/Treasurer. Mr. Ayres declined the nominations for Vice-Chairman or Chairman and supported the nomination of Dr. Campanella as Vice Chairman. A discussion followed.

Mr. Ayres made a motion to amend the original motion for nominations, as follows:

Mr. Bill Griffith, Chairman  
Dr. Thomas Campanella, Vice Chairman  
Mr. McGuire Martin, Secretary/Treasurer  
Mr. Jimmie Perkins, Acting Secretary/Treasurer

Dr. Campanella seconded the amendment to the motion for nominations. The vote was taken and the amendment to the vote for nominations failed on a vote of 2-4 with Mr. Ayres and Dr. Campanella voting for the amendment and Mr. Griffith, Mr. Martin and Mr. Perkins, and Mr. Blas voting against the amendment.

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The board then voted on the original motion for nominations made by Mr. Blas and seconded by Mr. Perkins, to elect the following members to office:

- Mr. Bill Griffith, Chairman
- Mr. Don Ayres, Vice Chairman
- Mr. McGuire Martin, Secretary/Treasurer
- Mr. Jimmie Perkins, Acting Secretary/Treasurer

The vote was taken and the motion passed on a vote of 4-2 with Mr. Griffith, Mr. Martin, Mr. Perkins, and Mr. Blas voting in favor of the motion and Mr. Ayres and Dr. Campanella voting against the motion. Mr. Ayres then declined to serve as Vice Chairman. A brief discussion followed. Mr. Martin made a motion to nominate Mr. Blas as Vice Chairman, and Mr. Perkins seconded the motion. A discussion followed.

The vote was taken and the motion to elect Mr. Blas as Vice Chairman passed on a vote of 4-2 with Mr. Griffith, Mr. Martin, Mr. Perkins and Mr. Blas voting in the affirmative and Mr. Ayres and Dr. Campanella voting in the negative.

Mr. Griffith congratulated the officers on their election.

**5-6. Upon motion of Mr. Griffith, seconded by Mr. Martin, the board unanimously adopted the agenda with the following changes: Added Item #8 to Old Business regarding a vote on the August financial statements. (6-0)**

7. READING OF RECUSAL FORMS

Ms. Mary Bolman read the recusal forms issued since the last meeting.

8. CHAIRMAN'S COMMENTS

Mr. Griffith emphasized the importance of the Authority's involvement in the debris removal and clean-up process, and asked that the issue be placed on the agenda for discussion at the December committees. A discussion followed regarding debris clean-up and establishing deadlines for demolition of damaged/destroyed structures and clean-up of roadway debris.

9. PENSACOLA BEACH RESIDENTS & LEASEHOLDERS ASSOCIATION REPORT

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

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10. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

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

CONSENT AGENDA

11. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (11-10-04) - Dr. Thomas Campanella,  
Chairman

The committee unanimously recommends approval of the following item:

Item #2 -- Beach Marina, Inc. -- 655 Pensacola Beach Boulevard -- Request for approval to sublease to the Pensacola Beach Elk's Lodge

B. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (11-10-04) --  
Mr. Thom Blas, Chairman

The committee unanimously recommends approval of the following items:

Item #4 -- Eric & Kathleen Williamson -- 7 West Galvez Court -- Lot 4, Block "A", Deluna Point - Request for a 10 foot front (north) setback variance to construct a residential entry stairway to replace a stairway destroyed by Hurricane Ivan subject to approval of the variance criteria worksheet and approval by the Escambia County Board of Adjustments

Item #5 -- Alicia & Michael Stephen -- 305 Ariola Drive -- Lot 10, Block 12, Villa Primera Request for a 9 foot front (south) setback variance to construct a conforming residential structure to replace a structure destroyed by Hurricane Ivan, subject to approval of the variance criteria worksheet and approval by the Escambia County Board of Adjustments

C. ADMINISTRATIVE COMMITTEE (11-10-04) -- Mr. Jimmie Perkins, Chairman

The committee unanimously recommends acceptance of the following item:

Item #2 -- Report on Financial Statements and Expenditures

**Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously approved the consent agenda, as published. (6-0)**

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

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**that the variance requests on the consent agenda were approved with the criteria taken fully into consideration. (6-0)**

REGULAR AGENDA

12. COMMITTEE REPORTS

A. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (11-10-04) –  
Mr. Thom Blas, Chairman

Item #1 – PB Surf, Ltd. – Hampton Inn – 2 Via de Luna - Request to construct an addition on the west side of the existing structure with a 40 foot variance to the 50 foot west side yard setback

Ms. Debbie Norton presented the request, stating that staff recommended approval of the request. Mr. Martin said he was recusing himself from the vote due to potential business dealings with the applicant. A discussion followed during which the board heard comments from Mr. David Brannen with PB Surf, Ltd.

**Upon motion of Mr. Ayres, seconded by Mr. Perkins, the board unanimously voted to refer this item to the December committee meetings pending review by the Authority's architectural advisor and further discussion. (5-0 with Mr. Martin abstaining from the vote)**

Item #2 – Dale & Suzanne McCarthy – 1722 Ensenada Uno – East 1/2 of Lot 1, Block 3, Santa Rosa Villas (a duplex substantially damaged by Hurricane Ivan) - Request to reconstruct 1722 Ensenada Uno as a single family detached dwelling and approve a 2.5 foot variance to the 7.5 foot west side setback

Item #3 – Carol & Andrea Baldwin – 1720 Ensenada Uno – West 1/2 of Lot 1, Block 3, Santa Rosa Villas (a duplex substantially damaged by Hurricane Ivan) – Request to reconstruct 1722 Ensenada Uno as a single family detached dwelling and approve a 5.5 foot variance to the 7.5 foot east side setback

Ms. Sue Smith reviewed the request on Items #2 and #3, stating that the requests had been revised to a 1.5 foot west side setback variance at 1722 Ensenada Uno and a 5.0 foot east side setback variance at 1720 Ensenada Uno and staff recommended approval of the revised requests subject to the variance criteria worksheet and approval by the Escambia County Board of Adjustments. Ms. Bolman also noted that the leases would have to be amended to note that the structures are single family detached structures. A discussion followed.

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**Upon motion of Mr. Martin, seconded by Mr. Blas, the board unanimously approved a 1.5 foot west side setback variance for 1722 Ensenada Uno to construct a detached single family dwelling and a 5.0 foot east side setback variance for 1720 Ensenada Uno to construct a single family detached dwelling, subject to the variance criteria worksheets for each leasehold, amendment of the leases to reflect that each lease is a single family detached structure, and approval by the Escambia County Board of Adjustments. (6-0)**

12. OLD BUSINESS

Item #1 – 2005 Budget

Ms. Nita Omley noted that construction of the public safety facility had been deferred and stated that staff was gathering information from the commercial businesses to determine if additional budgetary actions were indicated. She said staff would provide additional information at the January 2005 board meeting. A discussion followed.

Item #2 – Acceptance of Report on Financial Statements and Expenditures for August 2004

**Upon motion of Mr. Ayres, seconded by Mr. Blas, the board unanimously accepted the report on Financial Statements and Expenditures for August 2004. (6-0)**

13. NEW BUSINESS

Item #1 – Adoption of 2005 Meeting Calendar

**Upon motion of Mr. Blas, seconded by Mr. Perkins, the board adopted the 2005 meeting calendar for the Santa Rosa Island Authority, as presented. (6-0)**

14. REPORTS

A. MANAGER'S REPORT

The Manager noted that his report was published for the information of the board.

B. ATTORNEY'S REPORT

Mr. Mike Stebbins, SRIA legal counsel, said the attorney's report was also published for the information of the board, and he highlighted some points in the report.

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C. ENGINEER'S REPORT

Mr. Dave Hemphill, SRIA engineering representative, discussed the easement requested by BellSouth Telecommunications on Sabine Drive, and a brief discussion followed during which the board heard comments by Mr. Brad Huggins with BellSouth and deferred the request to the December committees to allow additional time for review.

Mr. Hemphill said that the debris removal contractors had encountered situations in which the sand that had been reclaimed and cleaned was being taken; however individuals were going to be billed for removing reclaimed sand. He noted that the kick off meeting for improvements to Ft. Pickens Road was scheduled for December 2004. He said Via de Luna and the drainage outfalls were tentatively scheduled to kick off on February 3, 2005.

A brief discussion followed regarding funding for beach restoration. Mr. Don Ayres then announced his resignation from the Santa Rosa Island Authority, noting that he had asked Commissioner White to replace him. A brief discussion followed during which the board members recognized Mr. Ayres for his contributions.

15. VISITORS FORUM

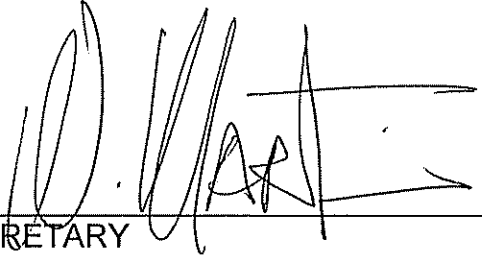
Mr. Mark Chastain, construction supervisor for Yates Construction Company at Portofino Condominiums, appeared before the board to request approval to locate five construction trailers on the construction site. A discussion followed. Mr. Griffith announced that he was abstaining from the vote due to his son's business interests in Portofino.

**Upon motion of Mr. Martin, seconded by Mr. Perkins, the board approved the request by Mr. Mark Chastain for location of five construction trailers at the Portofino construction site, subject to restitution for clean-up funds expended by the Authority to clean up debris from the previous construction trailers and execution of an agreement with language agreeable to the contractor, legal counsel, and staff. (5-0 with Mr. Griffith abstaining from the vote)**

Mr. Griffith asked that staff report on the issue at the December committee meetings.

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

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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.)