

# PENSACOLA BEACH

SANTA ROSA ISLAND AUTHORITY

Board Members:

Vernon L. Prather  
Chairman

Thomas A. Campanella  
Vice-Chairman

Kelly G. Robertson  
Secretary/Treasurer

Tammy Bohannon  
Fred Gant  
John L. Peacock, Jr.

W. A. "Buck" Lee  
General Manager

## SANTA ROSA ISLAND AUTHORITY PENSACOLA BEACH, FLORIDA REGULAR BOARD MEETING MINUTES DECEMBER 13, 2006

1-3. A regularly scheduled meeting of the Authority was held on Wednesday, December 13, 2006, beginning at 5:00 p.m. Members in attendance were: Mr. Vernon Prather, Dr. Thomas Campanella, Ms. Tammy Bohannon, Mr. Fred Gant, Mr. John L. Peacock, Jr., and Mr. Kelly Robertson. Mr. Prather, Chairman, called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation.

4. **Upon motion of Dr. Campanella, seconded by Mr. Gant, the board unanimously approved the minutes of the November 8, 2006 regular board meeting. (6-0)**

**Upon motion of Dr. Campanella, seconded by Mr. Peacock, the board unanimously approved the minutes of the November 28, 2006 special board meeting. (6-0)**

### 5-6. CHANGES/ADDITIONS/ADOPTION OF AGENDA

**Upon motion of Mr. Peacock, seconded by Dr. Campanella, the board unanimously adopted the agenda with the following change: Added Board Member Forum at the conclusion of the meeting; added an effective date of December 6, 2006 to Item #9(C)(3). (6-0)**

### 7. CHAIRMAN'S COMMENTS

Mr. Prather thanked the board for the opportunity to serve as chairman and said that he was looking forward to working with each of them. He then reiterated that he would hold a board member forum at the conclusion of each board meeting to allow the board members an opportunity to share ideas and comments.

### 8. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

Ms. Sandy Johnston, Manager of the Visitor's Information Center, noted that the number of visitors who registered in November exceeded those of November for the previous year. She said that tourism on Pensacola Beach has increased and that the hotels were doing an excellent job of bringing a greater number of larger groups. Ms. Johnston said that the street and boat Christmas parades went very well. She said that Mardi Gras planning was underway, and the snowbirds should be arriving in January, February and March. Upon inquiry by Ms. Bohannon about rates on the beach, Ms.

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Johnston said that the rates fluctuate according to the season and the demand.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (12-6-06) – Mr. John Peacock, Chairman

The committee unanimously recommended approval of the following items:

Item #1 – Mr. Jim Reeves – Withholding further action on the pending default against the Holiday Townhouses at 15 Via de Luna and the Tiki Motel at 17 Via de Luna regarding repair or reconstruction; readdressing the issue of additional lease fees and reconstruction timelines on both leaseholds after conclusion of the rezoning and density change process; and requiring the leaseholder to submit the rezoning application within thirty days from December 13, 2006

Item #2 – Mr. Raymond Clay, 2 North Galvez Court – Withholding further action on the pending default and allowing the leaseholder until March 2, 2007 to complete repairs

Item #4 – Mr. Baker Clark d/b/a Five Flags Inn, Inc. 299 Ft. Pickens Road – Extension until June 1, 2007 to pay consideration fees for the special exception and submission of building plans for reconstruction of the hotel

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (12-6-06) – Mr. Kelly Robertson, Chairman

The committee unanimously recommended approval of the following items:

Item #1 – Architectural & siting approval for reconstruction of 1716, 1718, 1720 & 1724 Calle Bonita (excepting 1722 Calle Bonita) and allowing the unit owners to move forward with the Florida Department of Environmental Protection permitting process, subject to compliance with all applicable codes and regulations, including the building time policy

Item #2 – Mr. Fred Simmons d/b/a Gulf Aire Inn, Inc. – 21 Via de Luna – Extension of time until December 31, 2007 to use a portable kitchen on leasehold property for the Paradise Bar & Grill, subject to the applicant submitting plans for a permanent structure by October 1, 2007 and subject to compliance with all Escambia County ordinances

Item #3 – Dr. Steve Moehle – 1042 Ft. Pickens Road – Lot 20, Lafitte Cove II – Approval

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to construct a new in-ground swimming pool with a 14 foot encroachment into the 30 foot rear (waterside) building setback line subject to execution of a hold harmless agreement prior to issuance of the development approval

Item #4 – Authorize staff to contract with New Sign Company to construct a 65 square foot Pensacola Beach Community Sign on which private community organizations may advertise for a fee of \$1,029 and to locate the sign adjacent to the Visitor's Information Center, relocating the "Welcome" sign further north along Pensacola Beach Boulevard

Item #5 – Rescission of the October 11, 2006 action to light only the bike path on Fort Pickens Road and approval of a lighting plan for 30-35 foot poles, low pressure sodium lights and lighting of both the road and bike path on Fort Pickens Road

Item #6 – Acceptance of \$150,000 grant from the U.S. Department of Interior Fish & Wildlife Services to convert lighting on Fort Pickens Road to turtle friendly low pressure sodium for sea turtle lighting

C. ADMINISTRATIVE COMMITTEE (12-6-06) – Mr. Fred Gant, Chairman

The committee unanimously recommended approval of the following items:

Item #3 – Establishment of a \$2,500 line item hospitality account for expenses directly related to, or associated with, the active conduct of official Santa Rosa Island Authority business, effective December 6, 2006

Item #4 – 2007 Meeting Schedule, as published

Item #5 – 2007 Holiday Calendar, as published

Item #6 – Revisions to SRIA Classification Plan, as published

Item #7 – Lifeguard Pay Plan, including implementation policy

**Upon motion of Mr. Robertson, seconded by Mr. Gant, the board unanimously adopted the consent agenda, as amended. (6-0)**

REGULAR AGENDA

10. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (12-6-06) – Mr. John Peacock, Chairman

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Item #3 – Mr. Charles L. Nicholson d/b/a Beach Marina, 655 Pensacola Beach Boulevard – Request for renewal of license agreement on overflow parking area

Mr. Prather called the board's attention to the material provided by staff and a brief discussion followed.

Staff recommended renewal of the license agreement for overflow parking for an additional one-year term, effective January 1, 2007 through December 31, 2007, subject to an increased annual license fee of \$800 and with clarification that the license holder has non-exclusive rights for overflow parking only with all other usages, including subleases of any nature, controlled by the Santa Rosa Island Authority. It was noted that this item was referred to the full board from committee to allow staff an opportunity to provide additional background information, which had been done.

Mr. Gant made a motion to approve the staff recommendation and Dr. Campanella seconded the motion for discussion. A discussion followed. The motion failed on a vote of 0-6 with all members voting in the negative.

**Upon amended motion of Mr. Gant, seconded by Dr. Campanella, the board unanimously approved the request by Mr. Charles L. Nicholson d/b/a Beach Marina, 655 Pensacola Beach Boulevard for renewal of his license agreement for an overflow parking area at an annual license fee of \$400, subject to clarifying that the license holder has non-exclusive rights for overflow parking only with all other usages, including subleases of any nature, controlled by the Santa Rosa Island Authority. (6-0)**

B. ADMINISTRATIVE COMMITTEE (12-6-06) – Mr. Fred Gant, Chairman

Item #1 – Staff report on proposed funding for 2007 Mardi Gras Parade (in response to request by Ms. Deborah Friedman, President, Association of Krewes) (referred to full board by committee to allow for additional staff investigation)

Mr. Prather read the additional staff information indicating that if the board was inclined to approve additional funding for the 2007 Mardi Gras Activities, staff could identify an additional \$7,500 for the event, bringing total Authority funding for the event to \$20,000. Staff also recommended that the applicant be encouraged to apply for funds during the budget workshop process, which begins in April of each year, and a discussion followed during which the board heard comments by Ms. Tona DeMers.

**Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board approved additional funding of \$7,500 for the 2007 Mardi Gras Activities. (5-1 with Mr. Peacock voting in the negative)**

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Item #2 – Discussion on Employee Incentive

It was noted that this item was recommended for approval by the committee, but was placed on the regular agenda for discussion due to a dissenting vote by Mr. Peacock. A brief discussion ensued regarding implementation.

**Upon motion of Mr. Gant, seconded by Dr. Campanella, the board approved a \$475 incentive for each full time, non-contract employee of the Santa Rosa Island Authority to be paid from the proceeds of the settlement with Cingular Wireless. (5-1 with Mr. Peacock voting in the negative)**

11. NEW BUSINESS

Item #1 – Pensacola 3, LLC, a Florida Limited Liability Company – 649 Pensacola Beach Boulevard – Request to add three new dormers to the existing structure undergoing hurricane repairs

Ms. Sue Smith reviewed the request, and said that staff recommended approval of the request, as presented.

**Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board unanimously approved the request by Pensacola 3, LLC, a Florida Limited Liability Company, 649 Pensacola Beach Boulevard, to add three new dormers to the existing structure undergoing hurricane repairs. (6-0)**

Item #2 – Report on Financial Statements and Expenditures

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

**Upon motion of Mr. Robertson, seconded by Dr. Campanella, the board unanimously accepted the report on financial statements and expenditures. (6-0)**

12. REPORTS

A. MANAGER'S REPORT

The Manager said that his report was published for the information of the board and asked for board action to accept a grant from the Florida Department of Environmental Protection (FDEP) for annual monitoring of the beach renourishment project, and authorize the chairman to sign the grant agreement.

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**Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board unanimously approved accepting the grant from the FDEP for annual monitoring of the beach renourishment project and authorizing the chairman to sign the grant agreement. (6-0)**

**B. ATTORNEY'S REPORT**

Mr. Mike Stebbins, SRIA co-counsel, noted that the Attorney's Report was also published. He then briefly reviewed the design of the attorney's report for the new board members. Mr. Stebbins called the board's attention to the Christopher Sherwood case, noting that a private attorney client meeting will be held during the January 10, 2006 board meeting to discuss the proposed settlement. A brief discussion followed.

**C. ENGINEER'S REPORT**

Mr. Dave Hemphill, SRIA engineering representative, stated that his report was published for their information, and he gave an overview of the report. He noted that a report on past studies was forthcoming. Mr. Hemphill said that six projects were out for bid listed for completion in spring of 2007: Casino Beach Pavilion, Cowley Park, Signs, Dune Walkovers, Ft. Pickens Road Lights, and Quietwater Parking Lot. He said they were waiting on state permits for completion of the park at Ft. Pickens gate, as they would like to have the shelters complete before turtle nesting season. A brief discussion followed. Mr. Hemphill distributed two change orders, and said that the first change order was on the contract with Roads, Inc. and addressed resolution of an underground conflict at a cost of \$4,955, and a brief discussion followed.

**Upon motion of Mr. Peacock, seconded by Mr. Gant, the board unanimously approved a change order in the road improvement contract with Roads, Inc. in the amount of \$4,955 to resolve an underground conflict. (6-0)**

Mr. Hemphill said the next change order was in the amount of \$61,854.29 on the contract with Morette Company for the Public Restrooms/Public Safety Facility and he reviewed the change order. A brief discussion followed.

**Upon motion of Mr. Peacock, seconded by Dr. Campanella, the board unanimously approved a change order in the amount of \$61,854.29 to the contract with Morette Company for construction of the Public Restrooms/Public Safety Facility. (6-0)**

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13. VISITORS FORUM

The board heard comments by Mr. Jeff Taggart, and a discussion followed.

14. BOARD MEMBER FORUM

Mr. Prather made committee assignments, as follows:

Administrative Committee:  
Tammy Bohannon, Chairman  
Thomas Campanella, Member  
Kelly Robertson, Member

Architectural & Environmental Committee:  
Kelly Robertson, Chairman  
Tammy Bohannon, Member  
Vernon Prather, Member


Development & Leasing Committee:  
Fred Gant, Chairman  
Thomas Campanella, Member  
Vernon Prather, Member

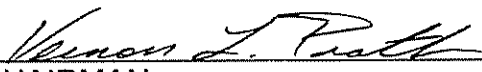
Operations Committee:  
Thomas Campanella, Chairman  
John Peacock, Member  
Fred Gant, Member

Special Projects:  
John Peacock, Chairman  
Vernon Prather, Member  
Tammy Bohannon, Member

Mr. Peacock shared comments and questions about the Authority and its mission, and a discussion followed. Mr. Peacock said he would defer further discussion until after the January board meeting.

There being no further business before the board, the meeting adjourned at 6:30 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.)