

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 4, 2004

1. A regularly scheduled meeting of the Authority was held on Wednesday, February 4, 2004, beginning at 7:10 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.

**2. Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously approved the minutes of the regular board meeting of January 7, 2004, as corrected. (6-0)**

**3-4. Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously adopted the agenda as published. (6-0)**

5. READING OF RECUSAL FORMS

Ms. Mary Bolman read the recusal form issued since the time of the previous meeting.

6. CHAIRMAN'S COMMENTS

Mr. Griffith, SRIA chairman, reviewed the guidelines for speakers appearing before the board.

7. PENSACOLA BEACH RESIDENTS & LEASEHOLDERS ASSOCIATION REPORT

Ms. Pat Ayres, Pensacola Beach Residents & Leaseholders Association reported that the First Shot Day event went well. She announced that the next meeting of the association was scheduled for Tuesday, February 10, 2004 at 7:00 p.m. Ms. Ayres noted that the presentation would be on the proposed charter government issue.

8. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

Ms. Sandy Johnston, Manager of the Visitor's Information Center, reported that many hotels were booked for the Valentine's Day weekend. She noted that three of the

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hotels were full for Blue Angels weekend and three others had less than one dozen rooms left.

Ms. Johnston noted that the Double Bridge Run and Cajun Fest were scheduled for the upcoming weekend. She said that the parade entries for the Mardi Gras parade were filled and the free "Red Beans & Rice" had been moved from the Casino Beach parking lot to the Elk's Lodge.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ADMINISTRATIVE COMMITTEE (1-14-04) - Mr. Jimmie Perkins, Chairman

The committee unanimously recommends acceptance of the following items:

Item #1 – Final Report on SRIA Visioning Process – Dr. Wynn Teasley, University of West Florida Haas Business Center

Item #2 – Report on Financial Statements and Expenditures

The following items were for information only (no board action necessary):

Item #3 – Promotions & Events Report

Item #4 – Consent Agenda Process

B. DEVELOPMENT & LEASING COMMITTEE (1-14-04) - Dr. Thomas Campanella, Chairman

The committee unanimously recommends approval of the following items:

Item #1A – Approving the request by Mr. Jonathan Bentley, Cee Bee Beach Rentals, for a Beach Rental Service License adjacent to Sans Souci

Item #1B – Denying the request by Mr. Jonathan Bentley, Cee Bee Beach Rentals, for a Beach Rental Service License adjacent to Starboard Village

Item #2 – Mr. John Christo on behalf of Alvin's Stores, Inc. – Request for approval to sublease to Mr. Dror Levy, Marco Destin, Inc. d/b/a Alvin's Island – a retail store

Item #3 – Ms. Tiffany D'Alemberte – Request for approval to sublease to Mr. Bill King

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d/b/a Tiffany's – a fast food restaurant serving beer

Item #4 – Discussion on Method for Counting Residential Density

C. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (1-14-04) - Mr. Thom Blas, Chairman

The committee unanimously recommends approval of the following items:

Item #1 – Santa Rosa II, LLC, Emerald Dolphin Condominiums, 850 Ft. Pickens Road – Request from Yates Construction Company to place a construction and office trailer on leasehold property

Item #2 – Little Sabine, Inc., Bank of the South, 135 Ft. Pickens Road, (Santa Rosa Sound) – Request to demolish the existing Bank of the South structure at 135 Ft. Pickens Road and construct a new conforming structure at 136 Ft. Pickens Road (north side)

Item #4 – La Plaza Condominium Association, Inc., a Florida Corporation - Sans Souci Condominium, 999 Ft. Pickens Road (Gulf side) – Request for a variance to the State of Florida Coastal Armoring Rules (Chapter 62B-33.0051) to allow the existing seawall and geotubes to remain in place at the Sans Souci Condominium

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

REGULAR AGENDA

10. COMMITTEE REPORTS

A. ADMINISTRATIVE COMMITTEE (1-14-04) - Mr. Jimmie Perkins, Chairman

Item #5 – Revisions to SRIA Board Policies on Equipment/Property Disposition, Combination of Leases, and Board/Committee Agendas (Recommended for approval by the committee.)

Ms. Bolman noted that staff had made the changes suggested by Dr. Campanella and Mr. Ayres made one additional suggestion for consistency, which staff would incorporate.

**Upon motion of Mr. Ayres, seconded by Mr. Blas, the board approved the policies on Equipment/Property Disposition, Combination of Leases, and Board/Committee**

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**Agendas, as revised. (6-0)**

B. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (1-14-04) - Mr. Thom Blas, Chairman

Item #3 – Santa Rosa Villas, a Florida General Partnership, First Addition to Regency Cabanas Subdivision, Lots 1 through 10 of Block “G” and Lots 1 through 10 of Block “H” – Request to construct twenty additional residential units at Regency Cabanas (Tabled by the committee.)

Mr. Matt Dannheisser, SRIA legal counsel, reviewed the background on the request and proposed allowing the applicant to have the remaining sixteen units under the existing density cap and first right of refusal should four additional units become available for development. A discussion followed during which the board heard comments from Mr. Tom Gilliam, counsel for the applicant.

**Upon motion of Mr. Martin, seconded by Mr. Blas, the board unanimously approved the request by Santa Rosa Villas, a Florida General Partnership, First Addition to Regency Cabanas Subdivision, Lots 1 through 10 of Block “G” and Lots 1 through 10 of Block “H”) to construct sixteen additional residential units at Regency Cabanas with the first right of refusal for four additional units should the density become available before the subject lots are fully developed. (6-0)**

Item #5 – Mr. Bill King, Pensacola Beach Gulf Pier, 41 Ft. Pickens Road – Concept of a larger and improved structure (Recommended for approval by the committee on a vote of 2-0 with Mr. Martin abstaining from the vote.)

A discussion was held during which Mr. Martin said that he was abstaining from the vote due to his interest in competing businesses on Pensacola Beach.

(Mr. Perkins left the meeting at 7:34 p.m.)

**Mr. Blas made a motion to approve the recommendation of the committee and Mr. Ayres seconded the motion. Following discussion, the motion failed on a vote of 2-2 with Mr. Martin abstaining from the vote and Mr. Griffith and Dr. Campanella voting in the negative.**

The discussion continued, and the board heard comments from Mr. Bill King, Ms. Jan Scruggs, Ms. June Guerra, Mr. Larry Fox, and Mr. Gary Sansing. Mr. Griffith passed the gavel to Mr. Ayres.

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**Upon motion of Mr. Griffith, seconded by Mr. Blas, the board tabled the request. (4-0 with Mr. Martin abstaining from the vote)**

Mr. Ayres returned the gavel to Mr. Griffith.

11. NEW BUSINESS

Item #1 – Mr. Fred Simmons – Sandpiper Gulf Aire Inn, Inc. – 27 Via de Luna – Request for approval of food service and use of a portable kitchen

Mr. Bolman said staff recommended approval of the request for a one year trial period. Ms. Norton asked that service be limited to motel guests and walk-up patrons and noted that the applicant will be required to comply with all applicable rules and regulations. A brief discussion followed during which the board heard comments from Mr. Fred Simmons.

**Upon motion of Mr. Martin, seconded by Mr. Ayres, the board unanimously approved the request by Mr. Fred Simmons, Sandpiper Gulf Aire Inn, Inc., 27 Via de Luna, for approval of food service and use of a portable kitchen limited for a one-year trial period, subject to limiting the service to motel guests and walk-up patrons, as well as compliance with all applicable rules and regulations. (5-0)**

12. REPORTS

A. MANAGER'S REPORT

The Manager said his report was published for the board's information. He noted that the February committee meetings were delayed one week until February 18, 2004.

B. ATTORNEY'S REPORT

Mr. Matt Dannheisser, SRIA legal counsel, noted that the attorney's report was also published for the board's information and that the report denoted recent activities regarding pending litigation.

Mr. Blas said that he would like to note for the record that, to his knowledge, the reply to the inquiry by county attorney, mentioned in the special board meeting on road improvements, had been prepared, but the staff had been asked by the plaintiffs in the litigation to postpone the response until a decision was made on the road improvement project, and staff had been working to the best of their ability to develop a compromise.

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C. ENGINEER'S REPORT

Mr. Dave Hemphill, SRIA engineering representative, reported that 3660 cubic yards of white sand would be placed above mean high water in the Quietwater area behind the Authority's office. He said that the roof on the Little Quietwater restrooms would be replaced with a roof similar to that of the new picnic shelters. Mr. Hemphill said the contract for the Little Sabine Bay grant had not been received, but should be in soon.

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 8:08 p.m.

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CHAIRMAN

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SECRETARY

(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.)