

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

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REGULAR BOARD MEETING MINUTES
APRIL 6, 2005

1-2. A regularly scheduled meeting of the Authority was held on Wednesday, April 6, 2005 beginning at 5:30 p.m. Members in attendance were: Mr. Bill Griffith, Mr. Thom Blas, Mr. McGuire Martin, Dr. Thomas Campanella, and Mr. Vernon Prather. Member absent was Mr. Jimmie Perkins. Mr. Griffith, Chairman, called the meeting to order and led the Pledge of Allegiance.

Mr. Griffith announced that the board had selected Mr. W. A. "Buck" Lee as General Manager of the Santa Rosa Island Authority, effective June 1, 2005. Mr. Griffith congratulated Mr. Lee on his selection.

3. Upon motion of Mr. Blas, seconded by Mr. Prather, the board unanimously approved the minutes of the regular board meeting of March 2, 2005. (5-0)

Upon motion of Mr. Blas, seconded by Dr. Campanella, the board unanimously approved the minutes of the special board meeting of March 9, 2005. (5-0)

4-5. CHANGES OR ADDITIONS TO AGENDA

Upon motion of Mr. Blas, seconded by Mr. Martin, the agenda was unanimously adopted as published. (5-0)

6. READING OF RECUSAL FORMS

Ms. Mary Bolman read the recusal form issued since the last board meeting.

7. CHAIRMAN'S COMMENTS

Mr. Griffith reported that he had no additional comments.

8. PENSACOLA BEACH RESIDENTS & LEASEHOLDERS ASSOCIATION REPORT

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

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9. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

Ms. Sandy Johnston, Manager of the Visitor's Information Center, reported that the Chamber was tracking the status of the commercial leaseholders to enable them to respond to inquiries by prospective visitors. She said many visitors indicated that they were staying in lodging in Pensacola and visiting the beach. Ms. Johnston said six travel writers and several television stations had visited the beach to check on the status, and that the chamber was focusing on advising people that the beach is open. She then reviewed the status for the upcoming summer of the hotels/motels and said that approximately six condominiums and some single family dwellings are available for rental now.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (3-9-05) –
Mr. Thom Blas, Chairman

The committee unanimously recommends approval of the following item:

Item #2 – Staff authorization to work with legal counsel and the Federal Emergency Management Agency (FEMA) on proposed changes to Article 13 of the Escambia County Land Development Code as it relates to the Santa Rosa Island Authority Flood Regulations

B. ADMINISTRATIVE COMMITTEE (3-9-05) – Mr. Jimmie Perkins, Chairman

The committee unanimously recommends denial of the following item:

Item #1 – Mr. Keith Paige – 812 Maldonado Drive – Request for waiver of late fees and attorney's fees due to late payment of annual lease fee

The committee unanimously recommends approval of the following items:

Item #3 – Revision to Policy for Temporary Sales/Management Offices

Item #3-A – Limit of one office/management trailer per commercial leasehold

The committee unanimously recommends acceptance of the following item:

Item #4 – Report on Financial Statements and Expenditures

C. DEVELOPMENT & LEASING COMMITTEE (3-9-05) – Dr. Thomas Campanella,
Chairman

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The committee unanimously recommends approval of the following item:

Item #3 – Mr. Robert Rinke – Pensacola Beach Holdings d/b/a Quietwater Boardwalk – 400 Quietwater Beach Road – Request to place one temporary office trailer in the parking lot of Quietwater Boardwalk to be used for Quietwater Boardwalk and the Resort Realty Sales Office, subject to the number of office trailers on this leasehold limited to one.

Item #3-A – Staff authorization to meet with Mr. Robert Rinke, Pensacola Beach Holdings d/b/a Quietwater Boardwalk, 400 Quietwater Beach Road, to approve the site for the temporary office trailer to minimize loss of parking spaces and maximize traffic flow; and approval for the office trailer to be forty feet (40') in length.

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

REGULAR AGENDA

11. COMMITTEE REPORTS

A. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (3-9-05) –
Mr. Thom Blas, Chairman

Item #1 – Villa Sabine Townhouses – 452-522 Ft. Pickens Road – Lots 1-37 – Villa Sabine Subdivision – (adjacent to Little Sabine Bay) - Request for the following variances to construct new structures to replace the structures that were destroyed by Hurricane Ivan:

- 1) A 3.5 foot front yard encroachment (street side) to construct a balcony (unanimously recommended for approval by committee)
- 2) A variance of 10 feet to the 50 foot rear yard setback (water side) to construct a deck (unanimously recommended for approval by committee subject to approval of the variance criteria worksheet by the full board and approval by the Escambia County Board of Adjustments)

Ms. Sue Smith said staff recommended approval of the variances, subject to the variance criteria worksheet provided in the board's back-up, noting that the rear setback variance had to be approved by the Escambia County Board of Adjustments.

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

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approved the request by Villa Sabine Townhouses, 452-522 Ft. Pickens Road, for a 3.5 foot (3.5') front yard encroachment to construct a balcony; and a ten foot (10') rear setback variance to construct new structures to replace the structures that were destroyed by Hurricane Ivan, subject to the variance criteria worksheet and approval by the Escambia County Board of Adjustments, as applicable. (5-0)

12. OLD BUSINESS

Item #1 – Mr. Bill Griffith – Appointment of Committee to Address Redefining Pensacola Beach

Mr. Griffith announced the following list of appointments, per nominations received from the board members, to the Committee to Address Redefining Pensacola Beach, as previously approved by the board:

Scott Amberson
Jim Cox
Joe Endry
Larry Fox
Monseigneur Luke Hunt
Jeanette Johnson
Julian MacQueen
Kirk Newkirk
Stan Potts
Jim Reeves
Robert Rinke
Casey Trout

Mr. Griffith said the committee members will select their own chairman and will then look into how Pensacola Beach may be rebuilt and what may be done, in conjunction with the leases on Pensacola Beach, if concurrency is instituted on Pensacola Beach in lieu of a residential density cap.

Upon motion of Mr. Martin, seconded by Mr. Blas, the board unanimously approved the members to the Committee to Address Redefining Pensacola Beach, as announced by Mr. Griffith. (5-0)

A discussion followed.

Item #2 – Hurricane Ivan Update

Mr. Dave Hemphill, SRIA engineering representative, stated that sand removal and beach

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scraping were nearly complete. He noted that the first, or protective, berm was 61% complete, and work on the second, expanded berm, directly behind the protective berm, had just begun. Mr. Hemphill said sand screening was ongoing and the debris collection was largely complete. He said that work on Ft. Pickens Gate Recreation Park had also just begun and that the road contractor for Via de Luna was beginning to mobilize. A discussion on drainage issues and improvements followed. Mr. Hemphill said that all Hurricane Ivan clean up crews should be finished by May 30, and a brief discussion followed.

#3 – Road Improvement Project

Mr. Hemphill said that the primary focus on Ft. Pickens Road was on relocating underground utilities in conjunction with Emerald Coast Utility Authority and Gulf Power, as well as installation of the outfalls and treatment structures for the storm water outfalls. He said that the notice to proceed on the Via de Luna project was issued on March 23, 2005.

Mr. Hemphill then gave a brief report on the status of the toll facility.

13. NEW BUSINESS

Item #1 – Mr. Vincent Bilotta, 132 Siguenza Drive – Request for 3-month extension to May 1, 2005 deadline contained in Hurricane Ivan Damage Restoration Policy

Ms. Bolman said staff recommended denying the request for a three-month extension and instead, recommended a thirty-day extension to the deadline for cleaning up or securing his structure, giving Mr. Bilotta until June 1, 2005, due to the impending hurricane season. A discussion followed.

Upon motion of Mr. Prather, seconded by Mr. Martin, the board approved a thirty day extension, until June 1, 2005, for Mr. Vincent Bilotta, 132 Siguenza Drive, to the deadline contained in the Hurricane Ivan Damage Restoration Policy. (4-1 with Dr. Campanella voting in the negative).

Item #2 – Sun Ray Village Owners Association, Inc. d/b/a Clarion Suites, 20 Via de Luna, Request for 12-month extension to all deadlines contained in Hurricane Ivan Damage Restoration Policy

Ms. Bolman said staff recommended giving the leaseholder a thirty-day extension to secure the structures and a three-month extension to the deadline of June 2, 2005 for Submittal of Building Plans, reporting to the board regarding their reconstruction/repair efforts at the regular board meeting of September 7, 2005, at which time extensions to the subsequent deadlines may be considered. A discussion followed.

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Upon motion of Mr. Blas, seconded by Mr. Prather, the board unanimously approved a thirty-day extension until June 1, 2005 to secure the structures and a three-month extension to submit building plans, reporting on their status at the September 7, 2005 board meeting. (5-0)

Item #3 – Award of Bid for Repairs to Quietwater Boardwalk Pier

Mr. Hemphill said the apparent low bidder for repairs to Quietwater Boardwalk Pier is Davis Properties & Builders, Inc. with a base bid of \$112,000 for the deck, stringers, and beams, and staff recommended including the alternate of plastic decking in lieu of treated wood at an added cost of \$16,000 for a total cost of \$128,000. He said that the proposed contractor had stated that he could be finished by the last week in May 2005.

Upon motion of Mr. Prather, seconded by Mr. Martin, the board unanimously awarded the bid for repairs to Quietwater Boardwalk Pier to Davis Properties & Builders at a total cost of \$128,000 to include the use of plastic decking. (5-0)

Mr. Griffith approved adding Item #5 to New Business to award the bid for the parking lot at Ft. Pickens Gate Recreation Park.

Item #4 – Beach Safety

The Manager reported on the beach safety issues facing local public safety officials regarding the sand piles that are creating public safety issues and interfering with appropriate safety actions. Mr. Griffith expressed his concern with liability as a result of the sand piles and the public entering the construction areas. A discussion followed during which the board heard comments by Mr. Tim Day with the Escambia County Neighborhood and Environmental Services Department, regarding the status of removal of the sand piles. The board also heard comments by Sgt. Steve Smith with the Escambia County Sheriff's Department. Additional discussion followed regarding signage.

Item #5 – Award of Bid for Ft. Pickens Parking Lots

(This item was addressed immediately following Item #3 under New Business)

Mr. Hemphill said staff used the 2005 county contract to price this project, and the apparent low bidder was Panhandle Paving & Grading, Inc. at \$332, 521.75. He said it would be a unit price contract with the parking lots planned for reconstruction in approximately the same locations as they were prior to Hurricane Ivan with some parking configuration efficiencies included. He noted that the project covered parking on both the north and south sides of the road, the contractor was ready to begin and soon, and staff

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wished to open the parking lot as quickly as possible.

Upon motion of Mr. Blas, seconded by Mr. Prather, the board unanimously awarded the bid for the parking lots at the Ft. Pickens Gate Recreation Park to Panhandle Paving and Grading, Inc. with an apparent low bid of \$332,521.75. (5-0)

15. REPORTS

A. MANAGER'S REPORT

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

B. ATTORNEY'S REPORT

Mr. Matt Dannheisser, SRIA legal counsel, noted that the attorney's report was also published for the board's information.

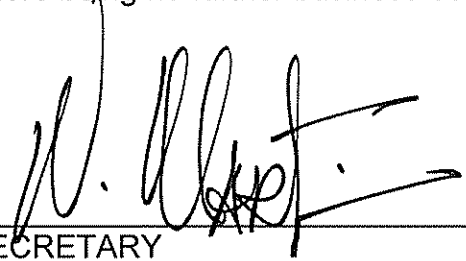
C. ENGINEER'S REPORT

The engineer's report was covered previously on the agenda.


16. 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 6:35 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.)