



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

W A "Buck" Lee
General Manager

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1-2. A regularly scheduled meeting of the Authority was held on Wednesday, June 1, 2005 beginning at 5:00 p.m. Members in attendance were: Mr. Bill Griffith, Mr. Thom Blas, Mr. McGuire Martin, Mr. Jimmie Perkins, Dr. Thomas Campanella, and Mr. Vernon Prather. Mr. Griffith, Chairman, called the meeting to order and led the Pledge of Allegiance.

3. **Upon motion of Mr. Blas, seconded by Mr. Martin, the board unanimously approved the minutes of the regular board meeting of May 4, 2005, as revised. (6-0)**

4-5. CHANGES OR ADDITIONS TO AGENDA

Upon motion of Mr. Martin, seconded by Mr. Blas, the agenda was unanimously adopted with the following changes: Moved Item 11(A)(3) regarding a variance at 1766 Ensenada Siete to the Regular Agenda for discussion; Added Item #9 to New Business regarding a construction trailer for Regency Towers; Added Item #10 to New Business regarding a construction trailer for South Harbour. (6-0)

6. CHAIRMAN'S COMMENTS

Mr. Griffith suggested that the board show their support for the mobile disaster recovery unit proposed by the Escambia County Sheriff's Department by presenting the Sheriff's Department with a resolution and a small donation of approximately \$1,000.

Upon motion of Mr. Blas, seconded by Mr. Martin, the board unanimously voted to ask staff to prepare a resolution in support of the Escambia County Sheriff's Department securing and outfitting a mobile disaster response unit, as well as a donation from the SRIA in the amount of \$1,000. (6-0)

7. PENSACOLA BEACH RESIDENTS & LEASEHOLDERS ASSOCIATION REPORT

Mr. Gary Smith, President of the Pensacola Beach Residents and Leaseholders Association, said that the Association, particularly the Sea Oats Committee, had donated \$2,500 to the Pensacola Beach Elementary School rebuilding fund. He said the association was going to resume monthly membership meetings beginning the second Tuesday in June at 7:00 p.m. Mr. Smith said the meeting would probably be

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held in Hunt Hall at Our Lady of the Assumption Catholic Church. He said to look for more information and an announcement in the Island Section of the Gulf Breeze News. Mr. Smith said that all current and prospective members were invited to attend.

8. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

Ms. Sandy Johnston, Manager of the Visitor's Information Center, announced that the Island Times, which used to be the island newspaper, is back in business. She said that she received mixed reviews from the businesses regarding Memorial Day weekend, and approximately one hundred traffic tickets were issued over the weekend. Ms. Johnston said the Chamber was working on the air show and obtaining sponsors for the show. Ms. Johnston said many businesses had signed up for the food service tent. She asked that businesses call her if they want to participate.

9. RESOLUTION OF RECOGNITION – UNITED STATES NAVY'S BLUE ANGELS FLIGHT DEMONSTRATION SQUADRON

Mr. Griffith read the resolution honoring and recognizing the United States Navy's Blue Angels Flight Demonstration Squadron.

Upon motion of Mr. Martin, seconded by Mr. Perkins, the board unanimously adopted a resolution in honor and recognition of the United States Navy's Blue Angels Flight Demonstration Squadron. (6-0)

10. RESOLUTION OF RECOGNITION – PENSACOLA BEACH ELEMENTARY SCHOOL

Mr. Griffith read the resolution recognizing the staff and students at the Pensacola Beach Elementary School for their outstanding academic performance in spite of the adverse conditions caused by Hurricane Ivan. Mr. Lee commented on the presentation that was made to the Pensacola Beach Elementary School the previous week. Additional discussion followed during which Mr. Griffith offered the support and assistance of the board in the school's efforts to reopen on Pensacola Beach.

Upon motion of Mr. Prather, seconded by Mr. Blas, the board unanimously adopted a resolution recognizing the staff and students at the Pensacola Beach Elementary School for their outstanding academic performance. (6-0)

CONSENT AGENDA

11. COMMITTEE REPORTS

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A. ADMINISTRATIVE COMMITTEE (5-11-05) – Mr. Jimmie Perkins, Chairman

The committee unanimously recommends acceptance of the following item:

Item #1 – Report on Financial Statements and Expenditures

Upon motion of Mr. Prather, seconded by Mr. Martin, the board unanimously approved the consent agenda, as revised. (6-0)

REGULAR AGENDA

12. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (5-11-05) – Dr. Thomas Campanella, Chairman

Item #1 – Mr. John Ehrenreich d/b/a Bonifay Water Sports – 460 Pensacola Beach Boulevard – Request to operate a Light Seaplane – Applicant to meet with staff to review the issues and consider alternatives

Ms. Bolman reviewed the background on the request, stating that staff had met with Mr. Sorenson, the plane's pilot. She said staff recommended that Mr. Sorenson be allowed to operate his seaplane from Bonifay Watersports for a sixty-day trial period, subject to Mr. Sorenson meeting all applicable regulations and that all revenues for his operation be reported through Mr. Ehrenreich. A discussion followed.

Upon motion of Mr. Martin, seconded by Mr. Blas, the board unanimously approved the request by Mr. John Ehrenreich d/b/a Bonifay Water Sports, 460 Pensacola Beach Boulevard, to operate a light seaplane for a sixty-day trial period, subject to meeting all applicable rules and regulations regarding operation of the seaplane and reporting of all revenues through Bonifay Watersports. (6-0)

B. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (5-11-05) – Mr. Thom Blas, Chairman

Item #3 – Mrs. Kerry Dicke – 1766 Ensenada Siete – Lot 7, Block 6, Santa Rosa Villas – Gulfside – Request for approval to construct a new covered deck (18.6' x 13.8') on the water side and a new, open uncovered deck on the west side of the existing structure, attached to the existing water side deck, with portions of each deck seaward of the 1975 Coastal Construction Control Line

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Ms. Sue Smith presented the background and stated that staff recommended a 10.5 foot variance to the 1975 Coastal Construction Control Line (CCCL) subject to obtaining a permit from Escambia County and the Florida Department of Environmental Protection and the Board of Adjustments. She noted that the request for a variance to relocate the front stairway had been withdrawn. A discussion followed during which the board heard comments by Ms. Vickie Lockhart.

Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously referred the request to staff to investigate a possible compromise or solution regarding the objection by the adjacent neighbor. (6-0)

Mr. Griffith noted that the board would hold a special board meeting immediately following the June 8, 2005 committee meetings to reconsider the request.

Item #1 – Henry Pearson – 130 Siguenza Drive – Lot 18, Block “B”, Villa Sabine – adjacent to Villa Sabine Bay – Reconstruction of pier, boat lifts, and elevated deck, replacing structures that were destroyed by Hurricane Ivan - Applicant to work with the staff to develop an alternate design for the pier reconstruction project on his leasehold

Ms. Smith presented the background and said that staff recommended that the applicant meet all applicable codes and regulations based upon the Land Development Code and be allowed to keep the existing elevated deck that was not destroyed by Hurricane Ivan, subject to all other elements of the pier reconstruction project being brought up to code. A discussion followed.

Upon motion of Mr. Blas, seconded by Mr. Prather, the board unanimously approved that Mr. Henry Pearson, 130 Siguenza Drive, be allowed to reconstruct the pier and boat lifts at his leasehold that were destroyed by Hurricane Ivan, and retain the existing elevated deck that was not destroyed by Hurricane Ivan, subject to all other elements of the pier reconstruction project being brought up to code. (5-1 with Dr. Campanella voting against the motion.)

Item #2 – Paul Tonetti – 400 Via de Luna – Lot 1, Block 11, Villa Primera – Request to construct a new residential structure with a 26.8 foot front setback variance and a 5.37 foot rear setback variance to replace the residential structure destroyed by Hurricane Ivan, subject to receipt of comments from the adjacent leaseholders, approval of the variance criteria worksheet, and approval by the Escambia County Board of Adjustments

Ms. Smith said staff received letters of comment with no objection from the adjacent neighbors and recommended approval of the front setback variance, subject to the variance criteria worksheet and approval by the Escambia County Board of Adjustments. Ms. Smith noted that the rear setback variance could be approved at staff level.

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Upon motion of Mr. Blas, seconded by Mr. Martin, the board unanimously approved the request by Paul Tonetti, 400 Via de Luna, to construct a new residential structure with a 26.8 foot front setback variance, subject to the variance criteria worksheet and approval by the Escambia County Board of Adjustments. (6-0)

Item #4 – Santa Rosa Island Authority Architectural Guidelines – Committee recommendation that staff develop a proposal to require that all plans for residential new construction be sealed by an architect

Upon motion of Mr. Martin, seconded by Mr. Blas, the board unanimously approved referring the issue of architectural guidelines to the Committee to Address Redefining Pensacola Beach for their review and recommendation. (6-0)

13. OLD BUSINESS

Item #1 – Hurricane Ivan Update

Mr. Dave Hemphill, SRIA Engineering Representative, reported that the status of debris removal was similar to the previous month, with the exception that fifty percent more debris was brought to the right of way the previous month as compared to the entire previous debris removal project. He noted that the debris removal process was complicated by discussions with the Federal Emergency Management Agency about whether they were going to extend the debris removal deadline. A discussion followed.

Mr. Hemphill then reported that a large portion of the work on the emergency berm was complete with a small portion remaining to be finished on the eastern end of Pensacola Beach. A brief discussion followed.

Item #2 – Road Improvement Project

Mr. Hemphill said the road improvement project may be delayed until after the debris removal issue is resolved. He said the contractor had completed installing the majority of the outfall structures on Ft. Pickens Road, and was working on Via de Luna. He said the contractor had completed a considerable amount of utility relocation on Ft. Pickens Road, but none on Via de Luna, as yet.

Mr. Hemphill said that Quietwater Pier was complete and that the parking lots at Ft. Pickens gate were nearly complete. He said the contractor was working on the parking lots on Via de Luna, which should be complete by July 4, 2005. A discussion followed during which the board heard comments by Mr. Jack Kirk regarding the proposed location for one of the drainage outfalls in Villa Segunda.

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Upon request by Mr. Griffith, Mr. Lee said that he and staff would meet with Mr. Kirk to review the situation and report at the committee meetings on June 8, 2005.

Item #3 – Revisions to Policy on Use of Post-Ivan Temporary Living Facilities and Temporary Storage Containers

Ms. Bolman presented a revised version of the policy on the use of temporary living facilities and storage containers, stating that the new policy omitted the requirement for a bond, and included the option to tie the trailers down rather than remove them from site in the event of a storm. She noted that the revised policy had been reviewed and agreed to by representatives of The Department of Community Affairs (DCA) and the Federal Emergency Management Agency (FEMA), and staff recommended approval of the policy. A discussion followed during which the board heard comments by Mr. Matt Lopez with DCA and Mr. Dennis Kizziah with FEMA.

Upon motion of Mr. Martin, seconded by Mr. Perkins, the board unanimously approved the Revised Policy on Use of Post-Ivan Temporary Living Facilities and Temporary Storage Containers. (6-0)

14. NEW BUSINESS

Item #1 – Pensacola Beach, Inc. d/b/a Springhill Suites, 22 Via de Luna – Request for approval to sublease to GCJ Enterprises, Inc. d/b/a Ritz Food Store #78 (formerly Tom Thumb Food Store)

Ms. Bolman said that staff recommended approval of the request, as presented, subject to payment of the appropriate percentage fees.

Upon motion of Mr. Blas, seconded by Dr. Campanella, the board unanimously approved the request by Pensacola Beach, Inc. d/b/a Springhill Suites, 22 Via de Luna, for approval to sublease to GCJ Enterprises, Inc. d/b/a Ritz Food Store #78, subject to payment of the appropriate percentage fees. (6-0)

Item #2 – Requests for extensions under Hurricane Ivan Damage Restoration Policy:

- a. Mr. Randle D. Thompson on behalf of Mr. James P. Freedman, 5 Calle Juela, Request for extension to deadline for securing and cleaning up structure

Ms. Bolman stated that staff recommended approval of an additional thirty-day extension for securing and cleaning up the structure.

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Upon motion of Mr. Martin, seconded by Mr. Prather, the board unanimously approved the request by Mr. Randle D. Thompson on behalf of Mr. James P. Freedman, 5 Calle Juela, for a thirty-day extension to the deadline for securing and cleaning up his damaged structure. (6-0)

b. Mr. R. C. McEwen, 601 Ariola, Request for extension to deadline for securing and cleaning up structure

Ms. Bolman said that staff also recommended that Mr. McEwen be given a thirty-day extension to clean up and secure or demolish his damaged structure. A discussion followed.

Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously approved the request by Mr. R. C. McEwen, 601 Ariola Drive, for a ninety-day extension to the deadline for securing and cleaning up his damaged structure. (6-0)

Item #3 – Ms. Patsy S. Mellin, 99 Entrada One – Request to correct scribner's error in paragraph 14 of original lease

Ms. Bolman presented the background and stated that staff recommended that paragraph 14, regarding the renewal term in the existing master lease, be corrected to reflect a 99-year renewal term.

Upon motion of Dr. Campanella, seconded by Mr. Prather, the board unanimously recommended correcting Paragraph 14 in the lease for 99 Entrada One, Lot 2, Block 54, Villa Segunda, dated May 5, 1969, to reflect a renewal period of 99 years. (6-0)

tem #4 – Mr. Steve Simpson d/b/a Heliworks Island Tours, 410 Pensacola Beach Boulevard – Request to renew contract for a two-year period

Ms. Bolman said that Heliworks had operated the previous year, and staff recommended approval of a two-year renewal subject to payment of the minimum annual lease fee of \$2,000 and payment of the appropriate percentage fees.

Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously approved the request by Mr. Steve Simpson d/b/a Heliworks Island Tours, 410 Pensacola Beach Boulevard, to renew their helicopter concession contract for a two-year

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period subject to payment of the minimum annual lease fee of \$2,000 and payment of the appropriate percentage fees. (6-0)

Item #5 – Mr. Chuck Nicholson d/b/a Beach Marina, 655 Pensacola Beach Boulevard – Request to sublease to Mr. Steven Goodman d/b/a “Two-Wheeled Tango” – Scooter Rental

Ms. Bolman said that staff recommended approval of the request to rent eight (8) scooters from Beach Marina, subject to payment of 5% percentage fees.

Upon motion of Mr. Martin, seconded by Mr. Blas, the board unanimously approved the request by Mr. Chuck Nicholson d/b/a Beach Marina, 655 Pensacola Beach Boulevard to sublease to Mr. Steven Goodman d/b/a “Two-Wheeled Tango” Scooter Rental, subject to payment of 5% percentage fees. (6-0)

For Information: Mr. Griffith asked that staff closely review future requests for similar rentals and the impact on adjacent roadways.

Item #6 – Mr. Bill Goliwas on behalf of A & Ch Properties, LLC d/b/a The Palace, 400 Pensacola Beach Boulevard – Request for approval to place tent for retail sales for ninety (90) days

Ms. Bolman said that staff recommended approval of the request, effective June 2, subject to continued clean up of the leasehold and payment of percentage fees on all sales per the terms of the existing lease. A discussion followed during which the board heard comments from Mr. Bill Goliwas.

Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously approved the request by Mr. Bill Goliwas on behalf of A & Ch Properties, LLC d/b/a The Palace, 400 Pensacola Beach Boulevard, for approval to place tent for retail sales for ninety (90) days, subject to continued clean-up of the leasehold and payment of percentage fees on all sales per the terms of the lease. (6-0)

Item #7 – Proposed Board Policy regarding Emergency Overtime Procedures

Ms. Bolman presented the policy, stating that staff recommended adoption of the policy, as presented, so that the policy would be in place prior to another disaster to enable appropriate emergency reimbursement following a disaster.

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Upon motion of Mr. Blas, seconded by Mr. Prather, the board unanimously voted to adopt the policy regarding Emergency Overtime Procedures, as presented by staff. (6-0)

Item #8 – Escambia County Civil Service Board Audit

Ms. Bolman reviewed the issue and said staff recommended joining with Escambia County to ask for an exit audit of the assets of the Escambia County Civil Service Board. A discussion following during which Mr. Griffith asked the Manager to keep the board informed as to the decisions of staff regarding the exit of the Escambia County Civil Service Board.

Upon motion of Mr. Blas, seconded by Mr. Martin, the board unanimously approved joining with the Escambia County Board of County Commissioners and other appointing authorities to request an exit audit of the assets of the Escambia County Civil Service Board. (6-0)

Item #9 – Regency Towers – 1600 Via de Luna – Request for approval to place an additional construction trailer during repair of structure

Ms Sue Smith stated that staff recommended approval of the request for a construction trailer for Walton Construction Company for a limited period until March 16, 2006 or completion of repairs to Regency Towers, whichever comes first. (Performance bond previously filed.)

Upon motion of Mr. Prather, seconded by Mr. Martin, the board unanimously approved the request by Regency Towers for a construction trailer for their contractor, Walton Construction Company, for a limited period until March 16, 2006 or completion of repairs to Regency Towers, whichever comes first. (6-0)

Item #10 – South Harbour Condominiums – 751 Pensacola Beach Boulevard – Request for Approval of Construction/Office Trailer

Ms. Smith said that staff also recommended approval of the request by South Harbour Condominiums for approval of a construction trailer for Benchmark Construction for a limited period of time not to exceed March 16, 2006 or upon completion of repairs to South Harbour, whichever comes sooner, subject to provision of a performance bond prior to placing the trailer.

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

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the request by South Harbour Condominiums to place a construction trailer on their leasehold for a limited period not to exceed the sooner of March 16, 2006 or completion of repairs, subject to provision of a performance bond prior to placement of the trailer. (6-0)

A brief discussion followed regarding the banner on the sales/office trailer at Quietwater Boardwalk during which staff said they would report on the use at the next committee meeting.

15. REPORTS

A. MANAGER'S REPORT

The Manager reviewed his report, which was also published for the information of the board.

B. ATTORNEY'S REPORT

Mr. Mike Stebbins, SRIA legal counsel, noted that the attorney's report was also published for the board's information and highlighted Item II(8), regarding removal of the Authority as party to the Cumberland lawsuit.

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 6:30 p.m.

CHAIRMAN

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.)