

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JULY 7, 2004

1-2. A regularly scheduled meeting of the Authority was held on Wednesday, July 7, 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. Martin, seconded by Mr. Blas, the board unanimously approved the minutes of the regular board meeting of June 2, 2004. (6-0)

4-5. Upon motion of Mr. Blas, seconded by Mr. Ayres, the board unanimously adopted the agenda with the following changes: Added Item #4 to New Business regarding a proposal to form an ad hoc committee to study the feasibility, location, and possible financing for a parking garage. (6-0)

6. READING OF RECUSAL FORMS

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

(Item #7 was addressed following the commercial business reviews.)

7. CHAIRMAN'S COMMENTS

Mr. Griffith, SRIA chairman, read resolutions recognizing and commending the Blue Angels and the Golden Knights (copies of the resolutions attached hereto and by reference made a part hereof).

Upon motion of Mr. Ayres, seconded by Mr. Martin, the board unanimously adopted the resolutions recognizing and commending the Blue Angels and the Golden Knights. (6-0)

8. COMMERCIAL BUSINESS REVIEWS

Ms. Nita Omley, Accounting Supervisor, presented a report on the commercial business reviews conducted by the Authority's auditing firm, Saltmarsh, Cleaveland, & Gund. She stated that staff was in the process of resolving, with the leaseholders, the issues

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identified by the auditors.

Upon motion of Mr. Martin, seconded by Mr. Blas, the board unanimously voted to accept the report on commercial business reviews as presented by staff. (6-0)

9. PENSACOLA BEACH RESIDENTS & LEASEHOLDERS ASSOCIATION
REPORT

Mr. Gary Smith, President, Pensacola Beach Residents & Leaseholders Association, reported that the next membership meeting would be held on Tuesday, July 13, 2004 at which time they would discuss the consequences of the Navarre Beach Taxation lawsuit. He said the association would also be selecting representatives for the budget committee. Mr. Smith said that, until election day, the association would continue to have candidates for office speaking at the monthly membership meetings.

10. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

Ms. Sandy Johnston, Manager of the Visitor's Information Center, reported that the chamber continued to work on the 2004 Pensacola Beach Air Show. She said that she had heard from several chamber members regarding establishing an ad hoc committee to address parking on the beach and planned to address it at the next meeting of the chamber.

CONSENT AGENDA

11. COMMITTEE REPORTS

A. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (6-9-04) - Mr.
Thom Blas, Chairman

The committee unanimously recommends approval of the following items:

Item #1 – Dr. Thomas Lampone – 104 Matamoros Drive, Lot 24, Block C, Villa Sabine (Santa Rosa Sound) - Request to:

- a. Construct a 20' x 24' ground level deck with a 13' x 13' gazebo to include a variance of 10 feet to the north side yard setback for the ground level deck (10 foot encroachment) and gazebo (5 foot encroachment); and
- b. Remove an existing 6' high wooden fence on the north side yard and replace with a 6' high stucco wall on the north side yard, subject to the wall being constructed as breakaway and vented

Item #2 – Charles Anderson – 1011 Panferio Drive, Lot 3, Block 27, Villa Segunda (Santa

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Rosa Sound) - Request to construct a 4' x 40' upland boardwalk, a 4' x 40' dock, and a 3' x 20' step-down catwalk subject to execution of a pier amendment and receipt of a certificate of insurance

Item #4 – W. G. Yates & Sons Construction Company – Contractor for Emerald Dolphin Condominiums – 850 Ft. Pickens Road - Request to place two 8' x 40' storage trailers, for subcontractors, on leasehold property during the construction project

Item #5 – Santa Rosa Villas, A Florida General Partnership, Regency Cabanas 1st Addition – Lots 1-10 Block “G”, Lots 1-10 Block “H” – 1500 Via de Luna - Request for development approval to construct two 8-unit townhouse structures

B. ADMINISTRATIVE COMMITTEE (6-9-04) - 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)

REGULAR AGENDA

12. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (6-9-04) - Dr. Thomas Campanella, Chairman

The committee recommends approval of the following items:

Item #1 – Mr. Gary Work – Pensacola Beach Land Trust – 10 Portofino Drive – Request for change in liquor license, currently issued to Edward H. Seymour, Abbott Resorts, LLC, d/b/a Portofino Spa and Lifestyle Center, from Special/Restaurant License to Lodging License, subject to payment of percentage fees on all income received on the deliveries in addition to the minimum annual lease fee.

Mr. Griffith noted that he was abstaining from the vote.

Upon motion of Mr. Blas, seconded by Mr. Perkins, the board approved the request by Mr. Gary Work, Pensacola Beach Land Trust, 10 Portofino Drive for a change in the liquor license, currently issued to Edward H. Seymour, Abbott Resorts, LLC,

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d/b/a Portofino Spa and Lifestyle Center, from Special/Restaurant License to Lodging License, subject to payment of percentage fees on all income received on the deliveries in addition to the minimum annual lease fee. (5-0 with Mr. Griffith abstaining from the vote)

Item #2 – Denial of the Request by Mr. Rocco Overcast – 6652 Greenwell Street
Request for approval to sell pizza as a roving vendor on Pensacola Beach

Ms. Bolman said staff was researching the issue and requested that this item be held for the August board meeting for additional legal research. A discussion followed during which the board heard comments by Mr. Rocco Overcast.

Upon amended motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously voted to hold this item for the August 4, 2004 board meeting and advise Mr. Overcast to contact the master leaseholder for the Quietwater Boardwalk regarding his request to sell pizza at that location. (6-0)

B. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (6-9-04) - Mr.
Thom Blas, Chairman

Item #3 – Fran & Ken McCurdy – 1314 Maldonado Drive – Lot 17, Block 44, Villa Segunda - Request to amend the east side yard setback variance from 2’6” (10% variance approved at staff level) to 3’1” to accommodate an additional 7” encroachment into the 25’ east side yard setback subject to approval of the variance criteria worksheet by the full board and approval by the Escambia County Board of Adjustments

Mr. Blas reviewed the request, noting that the request was recommended for approval at the committee level. A discussion followed during which the board heard comments by Mr. Jack Kirk and Mr. Ken McCurdy.

Upon motion of Mr. Blas, seconded by Mr. Martin, the board approved the request by Fran & Ken McCurdy, 1314 Maldonado Drive, to amend the east side yard setback variance from 2’6” (10% variance approved at staff level) to 3’1” to accommodate an additional 7” encroachment into the 25’ east side yard setback, subject to the variance criteria worksheet and approval by the Escambia County Board of Adjustments. (5-1 with Mr. Ayres voting in the negative.)

13. NEW BUSINESS

Item #1 – Mr. Art Bunton, Great Brit Inn, Inc. d/b/a Paddy O’Leary’s Irish Pub, Inc. and Photos on the Island – 49 Via de Luna – Request for:

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- a. 5-Year Lease Extension
- b. Approval to assign existing master lease to:
 - 1. Paddy O'Leary's Irish Pub, Inc. – First Right of Refusal (pending financing)
 - 2. KL Island Properties, LLC – Second Right of Refusal

Ms. Bolman presented the request by Mr. Art Bunton for a lease extension and stated that staff recommends approval of a five year extension, subject to compliance with any commercial lease extension policy adopted by the board.

Upon motion of Mr. Martin, seconded by Mr. Blas, the board unanimously approved the request by Mr. Art Bunton, Great Brit Inn, Inc. d/b/a Paddy O'Leary's Irish Pub, Inc. and Photos on the Island, 49 Via de Luna, for a five year lease extension subject to compliance with the commercial lease extension policy upon adoption by the board. (6-0)

Ms. Bolman then reviewed the request by Mr. Art Bunton for approval to assign the lease.

Upon motion of Mr. Martin, seconded by Mr. Blas, the board unanimously approved the request by Mr. Art Bunton, Great Brit Inn, Inc. d/b/a Paddy O'Leary's Irish Pub, Inc. and Photos on the Island, 49 Via de Luna, for approval to assign the lease for 49 Via de Luna to Paddy O'Leary's Irish Pub, Inc. as first right of refusal or to KL Island Properties, LLC as second right of refusal. (6-0)

Item #2 – Mr. Bill Patterson d/b/a Lazy Days Beach Rentals – Request to amend license agreements to allow placement of folding chairs within 30 feet of the water

Ms. Bolman reviewed the history on the request and said that staff recommended allowing all beach rental services to have up to four individual folding chairs and umbrellas per site to be located not less than thirty feet from the water. A discussion followed during which the board heard comments from Mr. Bill Patterson.

Mr. Martin made a motion to allow all beach rental services to have up to four individual folding chairs and umbrellas per site to be located not less than thirty feet from the water and referring the issue to committee for further review. Mr. Perkins seconded the motion. (The motion failed on a vote of 3-3 with Mr. Martin, Mr. Perkins and Mr. Blas voting in favor of the motion and Mr. Ayres, Mr. Griffith, and Dr. Campanella voting against the motion.)

Upon motion of Dr. Campanella, seconded by Mr. Blas, the item was referred to

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committee. (6-0)

Item #3 – Sunrise Hospitality of Pensacola Beach, LLC d/b/a Beachside Resorts – 14 Via de Luna – Request for approval to sublease to Mr. Speros Athanasios to operate the hotel restaurant during the dinner hours

Ms. Bolman reviewed the request and said that staff recommended approval of the request subject to payment of requisite percentage fees. Mr. Martin said he was abstaining from the vote.

Upon motion of Dr. Campanella, seconded by Mr. Blas, the board unanimously approved the request by Sunrise Hospitality of Pensacola Beach, LLC d/b/a Beachside Resorts, 14 Via de Luna, for approval to sublease to Mr. Speros Athanasios to operate the hotel restaurant during the dinner hours. (5-0 with Mr. Martin abstaining from the vote.)

Item #4 – Mr. Don Ayres - Proposal to form an ad hoc committee to study the feasibility, location, and possible financing for a parking garage

Mr. Ayres reviewed the background on his request and suggested that an ad hoc committee be appointed to study the feasibility, location, and possible financing for a parking garage, as well as other parking remedies. A discussion followed during which the board heard comments from Ms. June Guerra, Ms. Pat Ayres, and Mr. Bill King.

Upon motion of Mr. Ayres, seconded by Dr. Campanella, the board approved appointing an ad hoc committee to study the feasibility, location, and possible financing for a parking garage, as well as other parking remedies. (4-2 with Mr. Martin and Mr. Perkins voting against the motion)

14. REPORTS

A. MANAGER'S REPORT

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

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B. ATTORNEY'S REPORT

Mr. Mike Stebbins, SRIA legal counsel, said that the attorney's report was also published for the board's information and provided a brief update on the Sherwood case.

C. ENGINEER'S REPORT

Mr. Dave Hemphill, SRIA engineering representative, reported that the design on the new public safety/public restroom facility was nearly complete and the road design project was ongoing.

15. VISITORS FORUM

The board heard comments from Ms. Jane Kates.

There being no further business before the board, the meeting adjourned at 7:00 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.)