

**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Thom Blas  
Chairman

William Griffith  
Vice-Chairman

McGuire Martin  
Secretary/Treasurer

Jimmie Perkins  
Thomas Campanella  
Vernon Prather

W A "Buck" Lee  
General Manager

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1-3. A regularly scheduled meeting of the Authority was held on Wednesday, August 9, 2006, beginning at 5:00 p.m. Members in attendance were: Mr. Thom Blas, Mr. Bill Griffith, Mr. McGuire Martin, Mr. Jimmie Perkins, Dr. Thomas Campanella, and Mr. Vernon Prather. Mr. Blas, Chairman, called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation.

4. **Upon motion of Mr. Prather, seconded by Mr. Griffith, the board unanimously approved the minutes of the regular board meeting of July 12, 2006. (6-0)**

**Upon motion of Mr. Prather, seconded by Mr. Griffith, the board unanimously approved the minutes of the special board meeting of August 2, 2006. (6-0)**

5-6. ADOPTION OF THE AGENDA

**Upon motion of Mr. Griffith, seconded by Mr. Perkins, the agenda was unanimously adopted as published. (6-0)**

7. CHAIRMAN'S COMMENTS

The chairman had no additional comments.

8. PENSACOLA BEACH RESIDENTS & LEASEHOLDERS ASSOCIATION REPORT

Ms. Tona DeMers, President of the Pensacola Beach Residents and Leaseholders Association, reported that representatives of BRACE (Be Ready Alliance) provided an informative orientation at the association's regular meeting the previous evening. She noted that the membership discussed the Authority's recent vote to remove the PBRLA report from the regular agenda and did not take a vote on the issue.

9. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

Ms. Sandy Johnston, Manager of the Pensacola Beach Visitor's Information Center (VIC), reported that July was an excellent month with 4,791 visitors registered at the VIC during the month. She said the top states were Louisiana, Texas, Alabama, Georgia and Tennessee and the top foreign countries were Turkey, Mongolia, Germany, France, and

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Chile. Ms. Johnston congratulated everyone on the success of the 2006 Pensacola Beach Air Show, stating that all of the participants and visitors were well-pleased with the outcome. She then commended Ms. Lisa Hassett for her role in preparing for the air show. Mr. Blas echoed the board's appreciation of Ms. Hassett's efforts.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (8-2-06) – Mr. Bill Griffith,  
Chairman

The committee unanimously recommends approval of the following item:

Item #2 – James & Betty Timms – 522 Ft. Pickens Road, Villa Sabine Townhouses – Request for extension of time until February 2007 to use travel trailer as primary residence

The following item was held for the September committees:

Item #3 – Discussion on Redevelopment Study

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (8-2-06) – Mr. Thom Blas,  
Chairman

The committee unanimously recommends approval of the following items:

Item #1 – Mr. Richard Young – 125 Sabine Drive – Lot 13, Block "C", Villa Sabine – adjacent to Santa Rosa Sound – Request to construct a 5 foot x 152 foot dock with a 10 foot x 15 foot terminal platform, a 2 foot x 14 foot and a 2 foot x 24 foot catwalk, and 1 boat slip, totaling 968 square feet

Item #3 – Fulford Harbour, LLC on behalf of the Hilton Garden Inn – 12 Via de Luna – Gulf Side – Request for proposed modifications to expand H2O Restaurant and hotel lobby area

Item #4 – 60-Day extension for the advisory committee addressing limiting enclosures below the base flood

C. ADMINISTRATIVE COMMITTEE (8-2-06) – Mr. Jimmie Perkins, Chairman

The committee unanimously recommends approval of the following item:

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Item #3 – Development of a Proposal by the Chairman and the General Manager regarding Requests for Proposals for Contract Services (report at September committees)

The following item was held in committee until December 2006:

Item #5 – Discussion on SRIA Emergency Contingency Fund

D. OPERATIONS COMMITTEE (8-2-06) – Mr. McGuire Martin, Chairman

The committee unanimously recommends approval of the following items:

Item #1 – Approval of Design for New Street Signs

Item #2 – Staff to investigate drafting a policy regarding sun tents left on the beach overnight

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

REGULAR AGENDA

11. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (8-2-06) – Mr. Bill Griffith, Chairman

Item #1 – Mr. Phil Napier on behalf of Coconuts by the Sea – Approval of extension to reconstruction timeline to allow an additional six months to submit conceptual plans, 3 months following conceptual approval to submit final construction plans and 18 months following final construction approval to complete construction, subject to resolution of the pending default, which includes the issue of a revised lease fee

**Upon amended motion of Mr. Griffith, seconded by Mr. Perkins, the board unanimously approved extending the reconstruction timeline for Coconuts by the Sea to allow an additional six months to submit conceptual plans, 3 months following conceptual approval to submit final construction plans, and 18 months following final construction approval to complete construction, subject to resuming the default process if the first deadline is not met, and resolution of the pending default, which includes the issue of a revised lease fee. (6-0)**

The board then heard comments by Mr. Phil Napier on behalf of Coconuts by the Sea who indicated he wished to hire the Authority's coastal engineering firm, Olsen Associates, to perform some services associated with the proposed reconstruction

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project. A discussion followed.

**Upon motion of Mr. Martin, seconded by Mr. Griffith, the board unanimously supported Mr. Napier's request to hire Olsen Associates Coastal Engineers to perform coastal engineering services for the Coconuts by the Sea reconstruction project. (6-0)**

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (8-2-06) -- Mr. Thom Blas, Chairman

Item #2 – Summit Custom Builders on behalf of Mr. Frank Faddis, Master Leaseholder for Regency Cabanas – Block "A", Lots 1-6 and Block "B", Lots 1-8 – 1500 Via de Luna – Gulf side, seaward of the 1986 Coastal Construction Control Line - Request for preliminary approval to reconstruct Block "A", Lots 1-6 and Block "B", Lots 1-8 destroyed by Hurricane Ivan

Ms. Sue Smith asked that this item be held for the September 6, 2006 committee meeting pending receipt of additional information.

**Upon motion of Mr. Griffith, seconded by Mr. Martin, the board unanimously referred this item to the September 6, 2006 meeting of the Architectural & Environmental Committee. (6-0)**

C. ADMINISTRATIVE COMMITTEE (8-2-06) – Mr. Jimmie Perkins, Chairman

Item #1 – Revisions to existing Building Time Policy

Ms. Mary Bolman reviewed the issue, stating that staff had made the proposed revisions discussed at the committee meeting regarding revising the residential building times, including extending the deadlines by two years and adding penalties for non-construction at the end of the extended deadlines. A discussion followed.

**Upon motion of Mr. Griffith, seconded by Mr. Perkins, the board unanimously approved the revised building time policy calling for deadlines of May 4, 2010 to begin construction and May 4, 2012 to complete construction, as well as penalties if construction does not begin or complete by the respective extended deadlines. (6-0)**

Item #2 – Proposed Annual Lease Fee Policy

Ms. Mary Bolman provided background on the issue, stating that the committee recommended adopting the annual lease fee policy, providing for assessment of a new minimum annual lease fee at limited entry points into the lease assessed at 45% of a three-year average.

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**Upon motion of Mr. Griffith, seconded by Mr. Prather, the board unanimously approved adoption of the Annual Lease Fee Policy, as revised by staff. (6-0)**

Item #4 – Residents and Leaseholders Representation at SRIA Board Meetings (unanimously recommended by committee to be removed from established agenda)

A discussion followed regarding the committee's recommendation to remove the Pensacola Beach Residents and Leaseholders from the published agenda.

**Upon motion of Mr. Griffith, seconded by Mr. Martin, the board approved the committee's recommendation that the Pensacola Beach Residents and Leaseholders Association (PBRLA) be removed from the published agenda. (5-1 with Dr. Campanella voting against the motion)**

For Information: Mr. Blas noted that the action did not preclude the PBRLA from reporting at Visitor's Forum.

## 12. NEW BUSINESS

Item #1 – Mr. Rocky Overcast – Request for approval to sell pizza as a portable vendor on Pensacola Beach

Ms. Bolman presented the request, stating that staff recommended denial of the request in support of the board's long standing policy against temporary or portable vendors on Pensacola Beach. A discussion followed during which the board heard comments by Mr. Rocky Overcast.

**Upon motion of Mr. Perkins, seconded by Mr. Griffith, the board unanimously denied the request by Mr. Rocky Overcast to sell pizza as a portable vendor on Pensacola Beach. (6-0)**

Item #2 – Mr. Noel Faddis d/b/a RMI Realty – 1591 Via de Luna – Presentation of concept for development of Santa Rosa Villas Shopping Center

Ms. Bolman reviewed the general background on the request regarding the termination of the Circle K lease, the previous public bid with no response, and the initial proposal by Mr. Faddis. A discussion followed during which the board heard comments by Mr. Tom Gillam, legal counsel for Mr. Faddis, who distributed a letter and reviewed the conceptual proposal by Mr. Faddis to construct a shopping center in the area of 1591 Via de Luna. Mr. Blas asked that staff investigate the concept and report at the September 6, 2006 committees.

Item #3 – Resolution for the 2007-2008 Florida Beach Erosion Control Program

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Ms. Smith said the resolution was similar to that of previous years and staff recommended approval.

**Upon motion of Mr. Prather, seconded by Mr. Martin, the board unanimously approved the 2007-2008 Florida Beach Erosion Control Program Resolution. (6-0)**

Item #4 – Mr. William Windley – 121 Le Port Drive – Lot 42, Lafitte Cove – Adjacent to Santa Rosa Sound – Request to construct a new 180' x 4' dock with an 8' x 12' terminal platform and a catwalk, 2' x 25' and 2' x 41', around one uncovered boat slip

Ms. Smith presented the request, and said staff recommended approval of the request, as submitted.

**Upon motion of Mr. Martin, seconded by Mr. Perkins, the board unanimously approved the request by Mr. William Windley, 121 Le Port Drive, to construct a new 180' x 4' dock with an 8' x 12' terminal platform and a catwalk, 2' x 25' and 2' x 41', around one uncovered boat slip. (6-0)**

Item #5 – Report on Financial Statements and Expenditures

Ms. Dottie Ford presented the Report on Financial Statements and Expenditures.

**Upon motion of Mr. Perkins, seconded by Mr. Martin, the board unanimously voted to accept the Report on Financial Statements and Expenditures. (6-0)**

## 15. REPORTS

### A. MANAGER'S REPORT

The Manager said that his report was published for the information of the board, and reviewed information on establishing a position for Human Resources and Events, for which he stated funds were available in the 2007 budget. A discussion followed during which the board requested additional information on the proposed position. The Manager then presented information on the airing of the Biker Build Off television segment.

### B. ATTORNEY'S REPORT

Mr. Matt Dannheisser, SRIA co-counsel, noted that the Attorney's Report was also published and congratulated Mr. Mike Stebbins, SRIA co-counsel, on successfully having the Authority dismissed from one of the pending lawsuits.

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C. ENGINEER'S REPORT

Mr. Dave Hemphill, SRIA engineering representative, said that his report was published as well. He noted that the road construction crews began to pour curbing on Via de Luna. Mr. Hemphill then reviewed an issue with the lighting on Ft. Pickens Road, stating that Gulf Power had requested an additional \$15,893 for the street lighting connections on Ft. Pickens Road, and he recommended approval of the additional expenditure. A discussion followed.

**Upon motion of Mr. Griffith, seconded by Mr. Prather, the board unanimously approved the additional expenditure of \$15,893 to Gulf Power for lighting connections on Ft. Pickens Road. (6-0)**

Mr. Hemphill then reviewed Change Order #2 for additional work by Roads, Inc. on Via de Luna, stating that he recommended approval of the request, as presented.

**Upon motion of Mr. Prather, seconded by Mr. Griffith, the board unanimously approved Change Order #2 for additional work by Roads, Inc. on Via de Luna. (6-0)**

Mr. Hemphill noted that they were preparing a FRDAP (Florida Recreational Development Assistance Program Grant) to place eight additional shelters at Quietwater Beach. He noted that the Authority's share for the additional shelters is \$50,000 out of a \$200,000 project. A discussion followed.

**Upon motion of Mr. Prather, seconded by Mr. Griffith, the board unanimously approved submission of a FRDAP Grant for eight additional shelters at Quietwater Beach. (6-0)**

Mr. Hemphill then presented a proposed design for the new street signs, and a discussion followed.

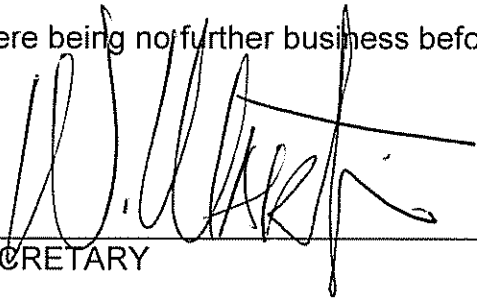
**Upon motion of Dr. Campanella, seconded by Mr. Prather, the board unanimously approved the proposed design for the new street signs, as presented by Mr. Hemphill. (6-0)**

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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 6:05 p.m.

  
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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.)