

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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REGULAR BOARD MEETING MINUTES
SEPTEMBER 20, 2006

1-3. A regularly scheduled meeting of the Authority was held on Wednesday, September 20, 2006, beginning at 5:00 p.m. Members in attendance were: Mr. Thom Blas, Mr. Bill Griffith, Mr. McGuire Martin, Dr. Thomas Campanella, and Mr. Vernon Prather. Member absent was Mr. Jimmie Perkins. Mr. Blas, Chairman, called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation.

4. At the request of staff, approval of the minutes for the August 9, 2006 Regular Board Meeting and the September 6, 2006 Special Board meeting was held for October 11, 2006.

5-6. ADOPTION OF THE AGENDA

Upon motion of Mr. Prather, seconded by Mr. Griffith, the agenda was unanimously adopted with the following change: Added Item #5 to New Business regarding extension of repair time for Judy Toy at 1631 Bulevar Menor. (5-0)

7. CHAIRMAN'S COMMENTS

The chairman had no additional comments.

8. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

Ms. Sandy Johnston, Manager of the Pensacola Beach Visitor's Information Center (VIC), reported that 4,384 visitors registered at the VIC during the previous month, as opposed to 2,221 in August of the previous year. She said the top ten states were Alabama, Florida, Louisiana, Missouri, Tennessee, Arkansas, Georgia, Mississippi, Ohio, and Texas. Ms. Johnston said the top foreign countries were Africa, Columbia, France, Italy, Norway, Canada, England, Germany, Korea and Switzerland. She said the chamber had received many compliments regarding the Blues on the Beach concert series, which was scheduled to continue through October.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (9-6-06) – Mr. Bill Griffith,
Chairman

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The committee unanimously recommends approval of the following items:

Item #1 – Authorizing staff to meet with Mr. Noel Faddis d/b/a RMI Realty – 1591 Via de Luna – Regarding proposal to develop Santa Rosa Villas Shopping Center

Item #3 – Sun Ray Village Owners Association, 20 Via de Luna – 6-month extension to all reconstruction deadlines

Item #5 – Ms. Carolyn Davis, 1213 Ariola Drive – Request for extension of time to use travel trailer as primary residence until March 31, 2007

The following items were held in committee until October 4, 2006:

Item #4 – Holiday Townhouses Reconstruction Status

Item #6 – Mr. Dave Hemphill – Report on Past Redevelopment Studies

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (9-6-06) – Mr. Thom Blas, Chairman

The committee unanimously recommends approval of the following items:

Item #1 – Summit Custom Builders on behalf of Mr. Frank Faddis, Master Leaseholder for Regency Cabanas – Block "A", Lots 1-6 (6 units) and Block "B", Lots 1-8 (8 units), 1500 Via de Luna – Request for preliminary approval to reconstruct 14 units destroyed by Hurricane Ivan and seaward of the 1986 Coastal Construction Control Line

Item #2 – Brett Duch – 1581 Bulevar Menor – Lot 3B, Block 8, Santa Rosa Villas – Adjacent to Santa Rosa Sound

- a. Request to reconstruct a 10' x 40' marginal dock destroyed by Hurricane Ivan.
- b. Add a 2' x 24' catwalk with one slip for an uncovered boat lift.

Item #3 – Mr. Randy Hebert, President of Baywatch Condominium Homeowners Association – 1150 Fort Pickens Road

- a. Request to reconstruct Building "G" with 9 units, and Building "H" with 6 units destroyed by Hurricane Ivan

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- b. Request to reconstruct the pool bathroom facilities destroyed by Hurricane Ivan

Item #4 – South Harbor Condominium Association – 751 Pensacola Beach Boulevard – adjacent to Little Sabine Bay – Request to construct a 6 foot high fence around the front and side yards of the leasehold property, which includes a three foot variance to the front fence height

Item #5 – Catherine Johnson – 1701 Calle Bonita, Lot 26, Block 1, and Steven Clay – 1703 Calle Bonita, Lot 25, Block 1, Santa Rosa Villas Townhouse – Request to construct two units of a four-unit townhouse structure that was destroyed by Hurricane Ivan

C. ADMINISTRATIVE COMMITTEE (9-6-06) – Mr. Jimmie Perkins, Chairman

The committee unanimously recommends approval of the following items:

Item #1 – Personnel Regulations

Item #2 – Request for Disposition of Property

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

REGULAR AGENDA

10. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (9-6-06) – Mr. Bill Griffith, Chairman

Item #2 – Requests from the following leaseholders to withhold further action on pending residential defaults and receive additional time to complete repairs, demolition, and/or clean-up:

- a. Christopher & Carol Bayer, 1001 Via de Luna – 6 additional months to repair
- b. Stephen Bourquin, 1206 Panferio Dr. – 6 additional months to repair
- c. Tommy Cotton on behalf of I. B. and Helen Cotton, 236 Ariola Dr. – 2 additional months to demolish
- d. David Johanson, 101 Sabine Drive – 3 additional months to repair

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- e. Steven Jensen, 1302 Panferio Drive – 3 additional months to repair
- f. Tona DeMers, 708 Via de Luna – 6 additional months to repair
- g. Alvin L. Weddle, Jr., 1682 Calle Bonita – 2 additional months to repair
- h. Jon Dancy, 263 Sabine Dr. – 2 additional months to demolish

(Unanimously recommended for approval by the committee subject to verification of any necessary clean-up prior to the September 20 board meeting.)

Ms. Mary Bolman said staff had inspected each leasehold on September 18. She said that staff recommended approval of the committee's recommendation for the Bayers, Item A(2)(a), subject to boarding the openings and removing dangling wires by September 30, 2006.

Upon motion of Mr. Prather, seconded by Mr. Griffith, the board unanimously approved the recommendation of the committee for item A(2)(a), subject to securing of the structure by September 30, 2006. (5-0)

Ms. Bolman said that staff recommended approval of the committee's recommendation for Mr. Bourquin, Item A(2)(b), subject to the windows being boarded by September 30.

Upon motion of Dr. Campanella, seconded by Mr. Prather, the board unanimously approved the recommendation of the committee for item A(2)(b), subject to the windows being boarded by September 30. (5-0)

Ms. Bolman said the leaseholders had cleaned up the leasehold, and staff recommended approval of the committee's recommendation for Mr. Cotton, Item A(2)(c). Dr. Campanella recused himself from the vote due to his relationship to the applicant.

Upon motion of Mr. Martin, seconded by Mr. Prather, the board unanimously approved the recommendation of the committee for item A(2)(c). (4-0 with Dr. Campanella recusing himself from the vote)

Ms. Bolman said staff recommended approval of the committee's recommendation for Mr. Johanson, Item A(2)(d).

Upon motion of Mr. Martin, seconded by Mr. Prather, the board unanimously approved the recommendation of the committee for item A(2)(d). (5-0)

Ms. Bolman said staff recommended approval of the committee's recommendation for Mr. Jensen, Item A(2)(e), subject to the applicant boarding and securing the building by

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September 30.

Upon motion of Mr. Griffith, seconded by Mr. Prather, the board unanimously approved the recommendation of the committee for item A(2)(e), subject to Mr. Jensen boarding and securing the structure by September 30. (5-0)

Ms. Bolman said staff recommended approval of the committee's recommendation for Ms. DeMers, Item A(2)(f), subject to additional clean-up by September 30.

Upon motion of Mr. Prather, seconded by Mr. Griffith, the board unanimously approved the recommendation of the committee for item A(2)(f), subject to additional clean-up by September 30. (5-0)

Ms. Bolman said staff recommended approval of the committee's recommendation for Mr. Weddle, Item A(2)(g), subject to installation of the garage door and clean-up by September 30.

Upon motion of Mr. Prather, seconded by Mr. Griffith, the board unanimously approved the recommendation of the committee for item A(2)(g), subject to installation of the garage door and additional clean-up by September 30. (5-0)

Upon motion of Mr. Prather, seconded by Mr. Griffith, the board unanimously voted to ask that staff provide a report on the status of the leasehold clean-ups at the October 4 committee meetings. (5-0)

Mr. Bolman said staff recommended approval of the committee's recommendation for Mr. Dancy, Item A(2)(h), subject to clean-up by September 30.

Upon motion of Mr. Prather, seconded by Mr. Griffith, the board unanimously approved the recommendation of the committee for item A(2)(h), subject to clean-up by September 30. (5-0)

11. OLD BUSINESS

Item #1 – Mr. Dan Green – Report from Committee to Address Enclosures Below the Base Flood Elevation

Mr. Dan Green read the final report of the Committee to Address Enclosures Below the Base Flood Elevation in which the committee recommended against a setting a limit on the amount of square footage that can be enclosed below the base flood elevation. He said that the committee also recommended establishing a separate committee to define alternative design construction methods to minimize damage to breakaway walls. The board then heard comments by Mr. Scott Holland, who also served on the committee

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and felt a limit should be established. A discussion followed.

Upon motion of Mr. Martin, seconded by Mr. Prather, the board voted to establish a limitation of 850 square feet of enclosed space below the base flood elevation. (4-1 with Dr. Campanella voting against the motion)

Upon motion of Mr. Griffith, seconded by Mr. Prather, the board voted to establish an effective date of December 31, 2006 for the limitation to take effect. (4-1 with Dr. Campanella voting against the motion)

For Information: Mr. Griffith asked that staff provide an information report on the types of frangible materials that may be used to enclose the space below the base flood elevation and how other communities are handling the issue. Upon inquiry by staff, Mr. Blas said that the report could be made at the November 1, 2006 committees.

12. NEW BUSINESS

Item #1 – Michael and Janette Kirk, 1624 Bulevar Menor – Request to withhold further action on pending residential default and receive additional time to complete repairs

Ms. Bolman said the leasehold had also been inspected, and a small amount of clean up remained. She said staff recommended six additional months to repair, subject to clean up by September 30.

Upon motion of Mr. Prather, seconded by Mr. Griffith, the board unanimously approved the request by Michael and Janette Kirk, 1624 Bulevar Menor to withhold further action on the pending residential default and receive an additional six months to complete repairs, subject to clean up by September 30. (5-0)

Item #2 – Lanny W. Zimmerman, 803 Maldonado Drive – Request to withhold further action on pending residential default and receive additional time to complete repairs

Ms. Bolman reviewed the request, and said that staff recommended approval of the request by Lanny Zimmerman, 803 Maldonado Drive, to withhold further action on the pending residential default and receive an additional six month to repair.

Upon motion of Mr. Prather, seconded by Dr. Campanella, the board unanimously approved the request by Lanny Zimmerman, 803 Maldonado Dr., to withhold further action on the pending residential default and receive an additional six months to repair. (5-0)

Item #3 – Mr. Charles Randle – Pensacola Beach Community Church, 920 Panferio Drive – Request to place a 6' x 10' (63 square feet) free-standing sign off leasehold premises (on

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Santa Rosa Island Authority property adjacent to Pensacola Beach Boulevard past the ECUA water tanks), replacing a sign destroyed by Hurricane Ivan

Ms. Debbie Norton reviewed the request, stating that staff was concerned with the size of the proposed sign and asked that the request be held in committee and addressed in conjunction with the community sign scheduled for upcoming committee discussion on October 4, 2006.

Item #4 – Report on Financial Statements and Expenditures

Ms. Nita Omley presented the Report on Financial Statements and Expenditures.

Upon motion of Mr. Griffith, seconded by Mr. Prather, the board unanimously approved the Report on Financial Statements and Expenditures. (5-0)

Item #5 – Ms. Judy Toy, 1631 Bulevar Menor – Request to withhold further action on pending residential default and receive additional time to complete repairs

Ms. Bolman presented the request, and said that staff recommended approval of the request subject to additional clean-up of debris and removal of fixtures by September 30.

Upon motion of Mr. Prather, seconded by Mr. Griffith, the board unanimously approved the request by Ms. Judy Toy, 1631 Bulevar Menor, to withhold further action on the pending residential default and receive and additional six month to complete repairs. (5-0)

13. REPORTS

A. MANAGER'S REPORT

The Manager said that his report was published for the information of the board, and noted that they broke ground for the new Public Safety Building/Public Restrooms, which should be complete before Memorial Day 2007. He also noted that the FY 2007 Budget was approved by the Escambia County Board of County Commissioners. The Manager then reviewed and requested approval for the new position of Assistant Manager for Human Resources and Events. A discussion followed.

Upon motion of Mr. Griffith, seconded by Mr. Martin, the board approved the position of Assistant Manager for Human Resources and Events. (4-1 with Mr. Blas voting against the motion)

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B. ATTORNEY'S REPORT

Mr. Matt Dannheisser, SRIA co-counsel, noted that the Attorney's Report was also published and said that, following the October 4, 2006 committees, a shade meeting would be scheduled to discuss an upcoming settlement agreement.

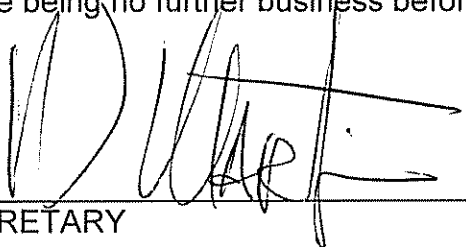
C. ENGINEER'S REPORT

Mr. Dave Hemphill, SRIA engineering representative, said his report was published and distributed a revised schedule for Via de Luna. He said that a sign had been posted regarding the road improvement project, including a graphic of the completed project and dates for completion. Mr. Hemphill said that improvements on Ft. Pickens continued to progress. He said the engineering firm was currently working on funding issues for the Little Sabine Bay Restoration project. A discussion followed. Mr. Hemphill said the sidewalk projects were under way. Upon inquiry by Mr. Hemphill, the board said they would like to have a notice process regarding removal of sand from the rights of way.


14. VISITORS FORUM

The board heard comments by Mr. Mike Stephens, 305 Ariola Drive, regarding issues with people parking overnight on vacant properties adjacent to his leasehold. The board asked that a letter be sent to the Sheriff's Department regarding additional enforcement, as well as placement of signs.

There being no further business before the board, the meeting adjourned at 6:30 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.)