

**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

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 7, 2005

1-3. A regularly scheduled meeting of the Authority was held on Wednesday, September 7, 2005 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 audience in a moment of meditation followed by the Pledge of Allegiance.

4. **Upon motion of Mr. Griffith, seconded by Mr. Perkins, the board unanimously approved the minutes of the regular board meeting of August 3, 2005. (6-0)**

5-6. CHANGES OR ADDITIONS TO AGENDA

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

7. READING OF RECUSAL FORMS

Ms. Mary Bolman read the recusal form issued August 10, 2005 regarding Mr. Martin's recusal from the vote on the issue of a permanent cover for Hemingway's Restaurant due to his interests in competing restaurants on Pensacola Beach.

8. CHAIRMAN'S COMMENTS

Mr. Thom Blas reviewed the events of the previous year, commending the Santa Rosa Island Authority staff for their efforts on behalf of Pensacola Beach. He recommended that a resolution be adopted in recognition of the staff of the Santa Rosa Island Authority.

**Upon motion of Mr. Prather, seconded by Mr. Perkins, the board unanimously approved issuing a resolution recognizing the staff of the Santa Rosa Island Authority. (6-0)**

Mr. Blas then commended Mr. Bill Griffith for his leadership over the years and asked that Mr. Griffith accept the chairmanship of the Architectural & Environmental Committee, to which Mr. Griffith agreed.

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9. REPORT FROM THE COMMITTEE TO REDEFINE PENSACOLA BEACH

Monsignor Luke Hunt, Chairman of the Committee to Redefine Pensacola Beach, presented a memorandum from the Committee to Redefine Pensacola Beach regarding their recommendations, and a discussion followed.

**Upon motion of Mr. Griffith, seconded by Mr. Perkins, the board unanimously approved providing the Committee to Redefine Pensacola Beach with the following directives:**

- 1) **Review the issue of concurrency and whether Pensacola Beach should increase building in the core area if concurrency is implemented at the state level; review the issue of concurrency versus a residential density cap.**
- 2) **Develop specific recommendations regarding the points raised in the letter by Mr. Jeff Townsend to Monsignor Luke Hunt, as presented to the board on September 7, 2005.**
- 3) **Obtain public input throughout the area; ask the Islander (Island Times) Newspaper to run a survey.**

**(5-1with Dr. Campanella voting against the motion)**

Additional discussion followed during which Mr. Griffith extended the thanks and appreciation of the board for the efforts of the committee.

10. PENSACOLA BEACH RESIDENTS & LEASEHOLDERS ASSOCIATION REPORT

There was no report from the Pensacola Beach Resident's and Leaseholders' Association.

11. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

Ms. Sandy Johnston, Manager of the Pensacola Beach Visitor's Information Center, reported that Labor Day went very well with 80-90% of the available hotel rooms filled. She noted that the event "Anything that Floats" had also gone well.

CONSENT AGENDA

12. COMMITTEE REPORTS

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A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (8-10-05) – Mr. Thom Blas, Chairman

(Item #1 on Regular Agenda)

The committee unanimously recommends approval of the following item:

Item #2 - Mr. Dan Berry – 218 LeStarboard Drive – Lot 17, Lafitte Cove – (adjacent to Canal) – Request to construct an in-ground vinyl swimming pool six feet outside the established building setback line

The following item was withdrawn:

Item #3 – Circle K Store # 8225 – 1518 Via de Luna – Request for architectural and siting approval to construct a new commercial structure, replacing one that was destroyed by Hurricane Ivan

The following item was for approval by the AEC only (no board action necessary):

Item #4 – Mr. Larry Fox – Hemmingway's Restaurant – 400 Quietwater Beach Boardwalk, Unit # 16 – adjacent to Santa Rosa Sound – Request to remove the temporary "tent" cover on the upper deck bar and construct a permanent roof

(Item #5 on Regular Agenda)

B. ADMINISTRATIVE COMMITTEE (8-10-05) – Mr. Jimmie Perkins, Chairman

The committee unanimously recommends acceptance of the following item:

Item #1 – Report on Financial Statements and Expenditures

(Item #2 on Regular Agenda)

The following items were for information only:

Item #3 – Discussion on containment of storm water

(Item #4 on Regular Agenda)

Item #5 – Discussion on damage restoration

C. OPERATIONS COMMITTEE (8-10-05) – Mr. McGuire Martin, Chairman

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The following item was held for the September 14, 2005 committee:

Item #1 – Ms. Jan Scruggs – The Dock – 4 Casino Beach Boardwalk – Request to discuss reconstruction of the wall in the public area adjacent to the south side of The Dock

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

REGULAR AGENDA

13. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (8-10-05) – Mr. Thom Blas, Chairman

Item #1 – Mr. Edward Fish – 814 Panferio Drive – Lot 1, Block 22, Villa Segunda – Request for a 7.5 foot variance to the 25 foot east side yard building setback to relocate outside access stairs (Recommended for denial by committee on a vote of 2-1)

Ms. Sue Smith reviewed the background of the request and stated that the variance did not meet the variance criteria, as it was a convenience, rather than a necessity, and staff recommended denial of the request.

**Upon motion of Mr. Griffith, seconded by Mr. Prather, the board denied the request by Mr. Edward Fish, 814 Panferio Drive, for a 7.5 foot east side setback variance to relocate outside access stairs. (5-1 with Mr. Martin voting against the motion.)**

Item #5 - Mr. Jeff Townsend for Julian MacQueen – Sunrise Hospitality of Pensacola Beach LLC – dba Beachside Resorts and Windjammer Condominium – Request for architectural and siting approval to construct a new 206 unit hotel, with a 16-unit condominium, including ballroom and meeting rooms (Unanimously recommended for approval by the committee)

A discussion ensued regarding changes to lease fees for leaseholders who require board approval for new or improved projects. The board heard comments by Mr. Jeff Townsend.

**Upon motion of Mr. Griffith, seconded by Mr. Martin, the board approved the request by Sunrise Hospitality of Pensacola Beach LLC d/b/a Beachside Resorts**

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**and Windjammer Condominium, for architectural and siting approval to construct a new 206 unit hotel, with a 16-unit condominium, including ballroom and meeting rooms. (5-1 with Mr. Prather voting against the motion.)**

B. ADMINISTRATIVE COMMITTEE (8-10-05) – Mr. Jimmie Perkins, Chairman

Item #2 – Proposed changes to Article 13

- a) Section 13.20.00 Floodplain management
- b) Section 13.03.01 Sound front building setbacks in low density residential zones
- c) Section 13.15.00 (A) & (C), Application of building heights

**Upon motion of Mr. Perkins, seconded by Mr. Martin, the board unanimously adopted the proposed changes to Sections 13.20.00, 13.03.01, and 13.15.00(A) & (C) of Article 13 of the Escambia County Land Development Code, as presented by staff. (6-0)**

Item #4 – Discussion on requirement for underground utilities

Mr. Dave Hemphill, SRIA engineering representative, distributed a proposal for a regulation for underground power on Pensacola Beach, and recommended that the issue be held until the issue of including underground telephone and cable services could be resolved. A discussion followed during which the board indicated their willingness to adopt the proposed regulation and consider revisions for telephone and cable when the issue is resolved.

**Upon motion of Mr. Martin, seconded by Mr. Griffith, the board unanimously approved accepting the Proposed Regulation for Underground Power on Pensacola Beach” as presented by Mr. Dave Hemphill (copy attached hereto and by reference made a part hereof). (6-0)**

14. OLD BUSINESS

Item #1 – Road Improvements – Emerald Coast Utility Authority (ECUA)

Mr. Hemphill provided the background on the issue, stating that he was asking that the board approve the agreement between the Authority and the ECUA to share utility relocation costs. A discussion followed.

**Upon motion of Mr. Prather, seconded by Mr. Martin, the board unanimously approved the amended agreement between the Emerald Coast Utilities Authority (ECUA) and the Santa Rosa Island Authority (SRIA) (copy attached hereto and by**

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**reference made a part hereof). (6-0)**

15. NEW BUSINESS

Item #1 – Ratification of Nextel Telephone Service Contracts

The Manager explained that he had renegotiated the Nextel Cellular Telephone contracts at a cost-savings and asked that the board ratify the new contract.

Upon motion of Mr. Griffith, seconded by Mr. Perkins, the board unanimously ratified the contract with Nextel Telecommunications for cellular telephone service for the Santa Rosa Island Authority.

16. REPORTS

A. MANAGER'S REPORT

The Manager said that his report was published, and noted that leaseholders had until October 3, 2005 to place their hurricane generated debris on the right of way for removal. He said that a 3% Cost of Living raise had been budgeted for the employees of the Santa Rosa Island Authority, effective October 1, 2005. The Manager stated that the Escambia County Civil Service Board was going to sunset on October 1, 2005, and the Santa Rosa Island Authority, along with some of the other governmental agencies, including the Escambia County Board of County Commissioners, would be participating in the new Merit System Protection Board beginning October 1.

The Manager said that due to the fuel shortage, the staff of the Santa Rosa Island Authority would be going to a work schedule of four 10-hour days with the offices remaining open the same days and hours. He then read into the record letters of appreciation from Gulf Power and Mr. T. A. Shell (copies attached hereto and by reference made a part hereof).

Upon inquiry by Mr. Griffith, the Manager indicated that he would verify that the debt service on the bond monies for the road improvements was being satisfied, since the toll facility has been closed and report to the board.

B. ATTORNEY'S REPORT

Mr. Mike Stebbins, SRIA legal counsel, said that the attorney's report was attached. He noted that insurance proceeds received by leaseholders did not qualify as gross revenue to be reported to the Authority. He further stated that he was working on a

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regulation to be presented at the October committee meetings regarding parking of recreational vehicles.

Mr. Stebbins noted that the board has the authority to adopt a regulation regarding mooring of boats in Little Sabine Bay. A discussion followed.

The board then heard comments by Mr. Tommy Chavis who suggested the Authority look at business interruption insurance, and Mr. Blas said he would ask the Manager to look into the issue. A brief discussion followed.

C. ENGINEER'S REPORT

Mr. Hemphill said that road improvements to Via de Luna and the outfalls would resume construction on September 12. He said the contractor was required to remove a large amount of red clay that had been unearthed. Mr. Hemphill said road improvements to Ft. Pickens road would resume on September 14, and should complete much quicker than Via de Luna. He said that Hurricane Dennis allowed Gulf Power to relocate some poles and he had received a price to eliminate the crossing on Via de Luna for about \$250,000, which was considerably less than the original budget and scope

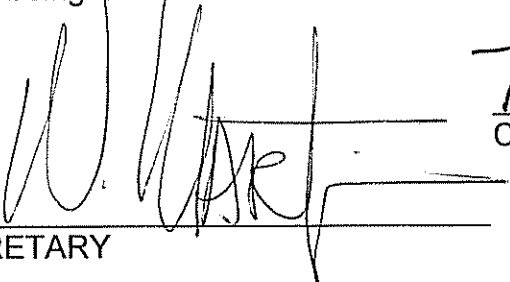
Mr. Hemphill said he met with representatives of the Federal Emergency Management Agency (FEMA) regarding Quietwater Pier, and they were receptive to mitigation through a new design for the pier. He said they were proposing to make the pier taller and frangible, which would require replacement of the existing pier. Mr. Hemphill noted that he was continuing to work on the toll booth and the Sheriff's substation. He also noted that the toll booth was scheduled to begin toll collections on Monday.


13. VISITORS FORUM

No one wished to address the board during Visitor's Forum. Upon inquiry by Mr. Prather, Ms. Bolman said the master leaseholder for The Palace had been sent an initial notice to clean up the premises within ten days, the ten days had expired, and a notice of default would be sent to indicate that the lease would be terminated if the leaseholder did not clean up the property within thirty days. Mr. Griffith suggested reporting the leaseholder to the Health Department, as well. Mr. Blas asked that the Sheriff's Department be requested to monitor speed on the beach.

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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.)



**Proposed Regulation for Underground Power on Pensacola Beach**  
September 7, 2005

“In order to transition to underground power on Pensacola Beach, when an electrical permit is required for electrical service work on a new or existing structure, the service to that structure must be placed underground from the Gulf Power pole.”



## AGREEMENT

The Emerald Coast Utilities Authority (ECUA) and the Santa Rosa Island Authority (SRIA) do hereby enter into a cost-sharing agreement for the utility relocation costs associated with the relocation of ECUA's utilities in conjunction with the widening of Via de Luna Avenue and roadway improvements to Fort Pickens Road. The terms of the Agreement are as follows:

- 1.) The SRIA will pay for the first \$500,000 of utility relocation costs.
- 2.) The ECUA would pay for the next \$1,500,000 of utility relocation costs.
- 3.) The SRIA and ~~ECUA will split evenly~~ any will share on a 50/50 basis with ECUA any utility relocation costs that exceed the \$2,000,000 threshold over \$2,000,000, with the SRIA's share not to exceed a cap of \$125,000.

This Agreement expires once construction is complete on both projects and all Contractors have been paid.

This Agreement being enter into on \_\_\_\_\_  
Date

And being entered into by:

\_\_\_\_\_  
ECUA Executive Director, Steve Sorrell, PE, MPA

\_\_\_\_\_  
Date

\_\_\_\_\_  
SRIA Chairman, Thom Blas

\_\_\_\_\_  
Date

End of Agreement

Attachment to September 7, 2005  
SRIA Board Minutes  
Item 14(1)

RECEIVED

THURSTON A. SHELL  
POST OFFICE BOX 1831  
PENSACOLA, FLORIDA 32598

SANTA ROSA ISLAND  
AUTHORITY

August 5, 2005

Honorable Tom Blas, Chairman  
Santa Rosa Island Authority  
Pensacola Beach, Florida

Dear Mr. Blas,

We want you and all the good folks at the Island Authority to know that we are most grateful for all the hard work and long hours spent following Hurricanes Ivan and Dennis.

Even though our sound side of the beach was probably hit even harder this time, we were grateful to be re-admitted to the island earlier and our services were restored much sooner.

Susan Smith was a Godsend, helping with our permit. It was just wonderful having Gulf Power and the county permitting agent right there in the Authority offices. Buck Lee was everywhere, encouraging us and helping solve problems.

We got water almost immediately. The inspector came the very day our electrical work was completed and power was restored the same day.

If we ever have another hurricane, please get your folks to do the same thing again.

Thanks so much,

TA and Elaine Shell

C: Board Members  
Buck Lee  
sue smith

Attachment to September 7, 2005  
SRIA Board Minutes  
Item 16(A)

**Susan M. Story**  
President and  
Chief Executive Officer

One Energy Place  
Pensacola, Florida 32520-0100

Tel 850 444 6381  
SNSTORY@southernco.com

RECEIVED

SANTA ROSA ISLAND  
AUTHORITY



August 8, 2005

Mr. W. A. "Buck" Lee  
General Manager  
Santa Rosa Island Authority  
P. O. Box 1208  
Pensacola Beach, FL 32562

Dear Buck:

First of all, let me congratulate you on the exceptional job you did leading recovery efforts at Pensacola Beach following Hurricane Dennis. You made our work of restoring electricity much smoother and efficient, and we sincerely appreciate all of your hard work and open communications.

I would also like to thank you for taking the time and making the effort to send such a nice letter of appreciation to Gulf Power, and your specific recognition of John Hutchinson, Cal Wilson, and Eddie Dixon. These men did, as you said in your letter, work tirelessly to bring electricity back to Pensacola Beach, along with our company and contract crews. It is always nice for someone to acknowledge that type of commitment and dedication, and it is especially nice when it is someone with whom we partner to make things happen.

Thanks again for all you have done and all you are doing. Hopefully, we won't have this "opportunity" again anytime soon, but it's great to know that if we do, you will be there helping us to get the power back on as soon as safely possible.

Sincerely,

A handwritten signature in cursive script that reads "Susan".

cc: Santa Rosa Island Authority Board  
Eddie Dixon  
John Hutchinson  
Cal Wilson

Attachment to September 7, 2005  
SRIA Board Minutes  
Item 16(A)