

**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

Monte E. Blews  
General Manager

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PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 9, 2005

1-2. A regularly scheduled meeting of the Authority was held on Wednesday, February 9, 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. Perkins, the board unanimously approved the minutes of the regular board meeting of January 5, 2005. (6-0)**

**Upon motion of Mr. Martin, seconded by Mr. Perkins, the board unanimously approved the minutes of the special board meeting of January 12, 2005. (6-0)**

4-5. CHANGES OR ADDITIONS TO AGENDA

**Upon motion of Mr. Blas, seconded by Mr. Perkins, the agenda was unanimously adopted with the following change: Mr. Griffith announced that Item #3 of New Business regarding Redefining Pensacola Beach would be discussed under the Chairman's Comments. (6-0)**

6. CHAIRMAN'S COMMENTS

Mr. Griffith suggested that a group be formed to review the use of property on Pensacola Beach and proposed responses to requests for changes in the use of property on Pensacola Beach. A discussion followed.

**Upon motion of Mr. Blas, seconded by Mr. Martin, the board unanimously voted to place this item in the Administrative Committee. (6-0)**

Mr. Griffith asked that the board members provide him with names for proposed committee members. Additional discussion followed. Mr. Griffith suggested that the Architectural Advisor be asked to review and consider possible policies and procedures for architectural guidelines as the beach is rebuilt.

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7. MR. RICHARD COLBERT - REPORT FROM COMMERCIAL LEASE  
EXTENSION ADVISORY COMMITTEE

Mr. Richard Colbert reported on behalf of the Commercial Lease Extension Advisory Committee, providing background on the committee and how they arrived at the recommendation that was presented to the board. A discussion followed.

**Upon motion of Mr. Perkins, seconded by Mr. Blas, the board unanimously approved referring discussion on the commercial lease extension policy to the February 16, 2005 committee meetings. (6-0)**

8. PENSACOLA BEACH RESIDENTS & LEASEHOLDERS ASSOCIATION  
REPORT

There was no report from the Pensacola Beach Residents & Leaseholders Association.

9. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

Ms. Sandy Johnston, Manager of the Visitor's Information Center, reported that hurricane recovery for hotels, restaurants, and retail shops was progressing with several more facilities planning to be open for spring break. She said the visitor count for the month of January 2005 was only 300 people less than January of the previous year. She noted that some of the businesses expressed concern with the proposed commercial lease extension policy and she appreciated the additional time for review and comments. Upon inquiry by Mr. Griffith, the Manager said staff could provide additional information about trash pick-up at the committee meetings.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. ADMINISTRATIVE COMMITTEE (1-12-05) – Mr. Jimmie Perkins, Chairman

The committee unanimously recommends approval of the following items:

Item #1 – Ms. Danah Gibson – Danah's Hair Salon – 33 Via de Luna – Request for waiver of late fees and interest due to late payment of monthly percentage fees

Item #3 – Mr. Bill King – Pensacola Beach Gulf Pier – 41 Ft. Pickens Road – Payment of \$25,000 of minimum annual lease fee by May 23, 2005 and payment of the balance of the annual lease fee by August 23, 2005; and 2) Extension of building completion date from July 2005 to March 2006

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Item #5 – Report on Financial Statements and Expenditures

The committee unanimously recommends denial of the following item:

Item #2 – Ms. Jan Scruggs – The Dock – 4 Casino Beach Boardwalk – Request for deferral of annual lease fee due January 1, 2005

B. DEVELOPMENT & LEASING COMMITTEE (1-12-05) – Mr. Jimmie Perkins, Chairman

The committee unanimously recommends approval of the following item:

Item #1 – Ms. Carol J. Bores – Pensacola Beach Realty – 649 Pensacola Beach Boulevard - Request for eighteen year lease extension, subject to compliance with any commercial lease extension policy adopted by the board, and appropriate notification to the purchasing party regarding compliance with the commercial lease extension policy

**Upon motion of Mr. Blas, seconded by Mr. Perkins, the consent agenda was approved as published. (6-0)**

REGULAR AGENDA

11. COMMITTEE REPORTS

A. ADMINISTRATIVE COMMITTEE (1-12-05) – Mr. Jimmie Perkins, Chairman

Item #4 – Discussion on Securing and Cleaning Up Damaged Structures

The Manager presented the background on the white paper prepared by counsel in this regard, stating that staff recommended adopting the points in the paper as board policy. A discussion followed.

**Upon motion of Dr. Campanella, seconded by Mr. Blas, the board unanimously voted to proceed with the policy on securing and cleaning up damaged structures based upon the points in the white paper provided by legal counsel. (6-0)**

B. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (1-12-05) – Mr. Thom Blas, Chairman

Item #1 – Mr. Manoj Patel d/b/a Island Wine & Liquor Mart – 16-A Via de Luna – Request

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to reconstruct liquor store building that was destroyed by Hurricane Ivan

Ms. Sue Smith provided the background on the request stating that staff recommended approval of the request as presented.

**Upon motion of Mr. Martin, seconded by Mr. Perkins, the board unanimously approved the request by Mr. Manoj Patel d/b/a Island Wine & Liquor Mart, 16-A Via de Luna to reconstruct the liquor store that was destroyed by Hurricane Ivan. (6-0)**

12. OLD BUSINESS

Item #1 – Hurricane Ivan Update

Mr. Dave Hemphill made a presentation regarding the status of debris clean-up on Pensacola Beach. A discussion followed during which the board heard comments by Mr. Ken Engstrom with R. W. Beck/Byrd Brothers, project manager for the Post-Ivan debris clean-up project. Mr. Hemphill said sand had been placed in the Ft. Pickens Gate parking lot area and they were trying to open that area for parking as soon as possible. He said that they were working towards repairing and opening Quietwater Boardwalk pier by the beginning of the summer season.

Item #2 – Road Improvement Project

Mr. Hemphill reported that the road improvement project for Ft. Pickens road, as well as the stormwater outfalls, were under way. He noted that the road improvement project for Via de Luna had not yet begun due to the contractor's obligations under the debris removal and clean-up contract. A discussion followed. Upon inquiry by Mr. Griffith, the Manager reviewed a recent request by Escambia County for access to sand on Pensacola Beach.

Mr. Hemphill then reviewed information received from Gulf Power regarding underground power versus overhead power, and a discussion followed. Mr. Griffith asked that this item be moved to committees for further discussion. Mr. Blas suggested that a representative of Gulf Power come to the meeting.

Item #3 – General Manager Selection Process

The Manager said the General Manager selection process was underway and was being advertised nationally. He said that his position will be advertised in the Pensacola News Journal on January 13 and 20, 2005. He noted that he expected the board to be able to make a selection at the April board meeting.

13. NEW BUSINESS

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Item #1 – Mr. Seamus Hunt – Paddy O'Leary's Irish Pub – 49 Via de Luna – Request to sublease the front portion of the leasehold (formerly occupied by Photos on the Island) to Mr. John Pinzino and Ms. Nan Harper d/b/a Island Realty to operate a full service real estate office

Ms. Bolman presented the request, stating that staff recommended approval of the request subject to payment of 2% for professional services and 5% for all other sales and services.

**Upon motion of Mr. Martin, seconded by Mr. Blas, the board unanimously approved the request by Mr. Seamus Hunt, Paddy O'Leary's Irish Pub, 49 Via de Luna, to sublease the front portion of the leasehold (formerly occupied by Photos on the Island) to Mr. John Pinzino and Ms. Nan Harper d/b/a Island Realty to operate a full service real estate office, subject to payment of percentage fees of 2% on professional services and 5% for all other sales and services. (6-0)**

Item #2 – Discussion on Funding for Public Facilities

The Manager reviewed the current status of funding for public facility needs, and said that staff recommended that the Authority Board of Directors approve a request to the Board of County Commissioners for funding from the Local Option Sales Tax (LOST) funds in the amount of \$2 million to construct the Public Safety Facility/Public Restrooms on Casino Beach, as well as \$7.5 million to proceed with construction of a parking facility. A discussion followed.

**Upon motion of Mr. Blas, seconded by Mr. Martin, the board unanimously approved making a request to the Escambia County Board of County Commissioners for \$9.5 million in LOST funds for construction of a \$2 million Public Safety Facility/Public Restrooms on Casino Beach and \$7.5 million for a parking facility. (6-0)**

Item #3 – Discussion on Redefining Pensacola Beach

This item was discussed in the Chairman's Report.

#### 14. REPORTS

##### A. MANAGER'S REPORT

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

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he had resigned his position on the board of directors for the Florida Shores and Beaches Preservation Association and that Ms. Debbie Norton would serve the remainder of his term.

B. ATTORNEY'S REPORT

Mr. Matt Dannheisser, SRIA counsel, said the attorney's report was also published for the information of the board.

C. ENGINEER'S REPORT

Mr. Hemphill said he had nothing further to report.

Upon inquiry by Dr. Campanella and Mr. Griffith, the Manager said that he could provide the board members with information on the funding produced by Pensacola Beach.

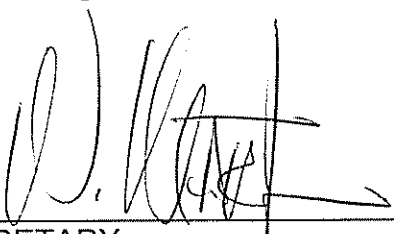
15. VISITORS FORUM

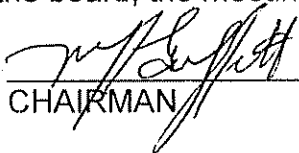
Mr. Stan Burge presented an after-the-fact request for approval of a temporary office trailer for Pensacola Beach House Realty at 731 Pensacola Beach Boulevard.

**Upon motion of Mr. Martin, seconded by Mr. Blas, the board unanimously approved the request by Mr. Stan Burge for an after-the-fact approval for a sales/office trailer for Pensacola Beach House Realty located at 731 Pensacola Beach Boulevard, subject to providing a performance bond for removal. (6-0)**

The board then heard comments by Ms. June Guerra.

There being no further business before the board, the meeting adjourned at 6:20 p.m.

  
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SECRETARY

  
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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.)