

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
JUNE 4, 2003

1-2. A regularly scheduled meeting of the Authority was held on Wednesday, June 4, 2003, beginning at 5:00 p.m. Members in attendance were: Mr. Bill Griffith, Mr. McGuire Martin, Mr. Jimmie Perkins, Dr. Thomas Campanella, and Mr. Thom Blas. Board member absent was Mr. Don Ayres. Mr. Griffith, Chairman, called the meeting to order and led the Pledge of Allegiance.

**3. Upon motion of Mr. Perkins, seconded by Mr. Blas, the board unanimously approved the minutes of the regular board meeting of May 7, 2003 and the special board meeting of May 14, 2003. (5-0)**

**4-5. Upon motion of Mr. Ayres, seconded by Mr. Blas, the board unanimously adopted the agenda with the following changes: Item #1 of Old Business was withdrawn; the presentation by County Administrator, George Touart was moved to immediately follow adoption of the agenda; Added Item #7 of New Business regarding a sublease approval for Sans Souci Condominiums; Added Item #8 of New Business regarding amendments to the Escambia County Land Development Code. (5-0)**

5. MR. GEORGE TOUART, COUNTY ADMINISTRATOR – FIRE RESCUE

Mr. George Touart, County Administrator, reviewed a proposal to increase the Municipal Services Benefit Unit (MSBU) for fire protection services on Pensacola Beach, noting that the proposal would be presented to the Escambia County Board of County Commissioners in two weeks for their consideration. He noted that Escambia County staff members Ken Perkins, Fire Chief, and Amy Lovoy, Budget Director, were present to answer questions. A discussion followed during which the board heard comments by the following persons:

Tom Chavis  
Betty Thompson  
David Brannen

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6. CHAIRMAN'S COMMENTS

Mr. Bill Griffith reviewed the guidelines for speakers appearing before the Santa Rosa Island Authority. He then provided an update on the request by the SRIA board for a traffic study related to the road improvement project including the recent action by the Escambia County Board of County Commissioners to table the request pending transmission of additional information from SRIA counsel to the County Attorney.

7. READING OF RECUSAL FORM

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

8. PENSACOLA BEACH RESIDENTS & LEASEHOLDERS REPORT

(Report given following New Business)

Mr. John Barrett, Pensacola Beach Residents & Leaseholders Association, reported that the association was proposing to raise funds for the Pensacola Beach Charter School by preparing and selling a calendar featuring lifeguards from Gulf Islands National Seashore and Pensacola Beach.

9. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

Ms. Sandy Johnston, Manager, Pensacola Beach Visitor's Information Center (VIC), reported that the number of persons registering at the VIC during the month of May increased only 2-3% over 2002. She then reported that the Starlight Bicycle Ride had gone well, despite a power outage on the western end of the island.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (5-14-03) - Mr. Jimmie Perkins,  
Chairman

Committee Action:

The committee unanimously recommends approval of the following item:

Item #1 – Ms. Kristin Amberson – Oysters R Us, LLC d/b/a Peg Leg Pete's– 1010 Ft. Pickens Road – Request for approval to sublease to Lafitte Cove Marina, LLC

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The following item was withdrawn:

Item #2 – Mr. William “Bill” King – Sunset Holding Company, Inc. d/b/a Pensacola Beach Gulf Pier – Request for approval to sublease to Mr. Asif Akbar d/b/a I. A. Trading, Inc. to offer rock climbing wall attraction

Board Action:

**Upon motion of Mr. Perkins, seconded by Mr. Martin, the board unanimously approved the recommendation of the committee. (5-0)**

B. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (5-14-03) - Mr. McGuire Martin, Chairman

Committee Action:

The committee unanimously recommends approval of the following items:

Item #1 – Mr. & Mrs. James Fordham – 1739 Ensenada Uno – Lot 3, Block 4, Santa Rosa Villas (Santa Rosa Sound) - Request for a five foot variance to the ten foot rear (waterside) setback to extend an existing 2<sup>nd</sup> story deck eight feet, no further than the existing ground level deck

Item #2 – Mr. Richard Sjolander – 1214 Ariola Drive – Lot 14, Block 40, Villa Segunda (Gulfside) - After-the-fact approval of a one foot east side setback variance

Item #3 – Santa Rosa II, L.L.C. – Emerald Dolphin Condominium - 850 Ft. Pickens Road - Request for final siting approval, a thirty-five foot (35') front setback variance, and a one foot (1') front yard fence height variance to construct a swimming pool, subject to receipt of letters of comment with no objection from the adjacent neighbors

The following item was for AEC approval only (no board action required):

Item #4 – Mr. Fred Donovan – 715 Panferio Drive – Lot 1, Block 18, Villa Segunda (Santa Rosa Sound) - Request to erect a 4 foot height fence along a portion of the west side yard towards the residential structure in the front

Board Action:

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**Upon motion of Mr. Martin, seconded by Mr. Perkins, the board unanimously approved the recommendations of the committee. (5-0)**

C. OPERATIONS COMMITTEE (5-14-03) – Mr. Don Ayres, Chairman

Committee Action:

The committee unanimously recommends approval of the following items:

Item #1 – Review of the entire parking situation on Ft. Pickens Road; improvements to the “No Parking status on Ft. Pickens Road; consider opening the “S” curve on Ft. Pickens Road; and staff review of potential motorcycle parking by The Dock at Casino Beach

Item #2 – Staff investigation into establishing two areas for taxis to include an area for dispatch and a ready area, subject to legal review

The following item was addressed at the May 14, 2003 special board meeting:

Item #3 – Lifeguards for Beach Services

Board Action:

**Upon motion of Mr. Blas, seconded by Mr. Martin, the board unanimously approved the recommendations of the committee. (5-0)**

D. ADMINISTRATIVE COMMITTEE (5-14-03) - Mr. Bill Griffith, Chairman

Committee Action:

The committee unanimously recommends approval of the following items:

Item #1 – Mr. Nathan D. Tracy – 316 Ft. Pickens Road – Request for waiver of late fees due to late payment of annual lease fee

Item #2 – Report on Financial Statements and Expenditures

The following items were for information only:

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Item #4 – Promotions & Events Report

Item #5 – FY 2004 Budget

The following item was held in committee:

Item #3 – Lease Fees on Non-Profit Leaseholders

Board Action:

**Upon motion of Dr. Campanella, seconded by Mr. Blas, the board unanimously approved the recommendation of the committee for Item #1. (5-0)**

**Upon motion of Mr. Martin, seconded by Dr. Campanella, the board unanimously approved the recommendation of the committee for Item #2. (5-0)**

REGULAR AGENDA

12. OLD BUSINESS

Item #1 - Mr. Frank W. Boykin, II – Request to discuss previous board action regarding after-the-fact construction at 132 Siguenza Drive, Villa Sabine Subdivision

This item was withdrawn.

13. NEW BUSINESS

Item #1 – Mr. McGuire Martin, Flounder’s Chowder House, 800 Quietwater Beach Road – Request for approval to sublease to Mr. Andy Peterson d/b/a Snow Time Shaved Ice

Mr. Martin noted that he was recusing himself from the vote due to his business interests in Flounder’s Chowder House. Ms. Bolman said staff recommended approval of the request subject to payment of 5% percentage fees.

**Upon motion of Dr. Campanella, seconded by Mr. Blas, the board unanimously approved the request by Flounder’s Chowder House, 800 Quietwater Beach Road, for approval to sublease to Mr. Andy Peterson d/b/a Snow Time Shaved Ice subject to payment of 5% percentage fees. (4-0 with Mr. Martin recusing himself from the vote)**

Item #2 - Mr. Robert Rinke, Portofino Adventures, 10 Portofino Drive – Request for license

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for beach service adjacent to the Portofino Condominiums

Ms. Bolman said staff recommended approval of the request, subject to the applicant complying with all requirements of the policy for licensing of Beach Rental Services. A brief discussion followed.

**Upon motion of Dr. Campanella, seconded by Mr. Blas, the board unanimously approved the request by Portofino Adventures, 10 Portofino Drive for a license for a beach rental service adjacent to the Portofino Condominiums on the south side of County Road 399, subject to compliance with the policy for licensing of Beach Rental Services. (5-0)**

Item #3 – Mr. Billy Patterson – Lazy Days Beach Rentals – Request for Beach Rental Service licenses adjacent to the following leaseholds:

- a) Springhill Suites
- b) Hampton Inn
- c) Hilton Garden Inn
- d) Beachside Resorts
- e) Beach Club Condominiums
- f) Dunes Hotel
- g) Best Western
- h) Clarion
- i) Emerald Isle Condominiums

Ms. Bolman said staff recommended approval of the request subject to the applicant complying with the policy for licensing of Beach Rental Services. A discussion followed during which the board heard comments from the following persons:

Gerald Brown, Esq.  
Larry Hill, Esq.  
David Brannen

**Upon motion of Mr. Martin, seconded by Mr. Perkins, the board unanimously voted to delay action on issuance of the Beach Rental Service licenses requested in both Item #3 and Item #4 until the July board meeting with an interim report at the June 18 committee meetings. (5-0)**

Item #4 – Mr. Brad Donahue – Eastern Beach Services – Request for Beach Rental

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Service licenses adjacent to the following leaseholds:

- a) Holiday Inn
- b) Five Flags Inn
- c) Regency Towers

This item was held for the July 2, 2003 board meeting.

Item #5 – Award of bid for bike path extension

Mr. Dave Hemphill, SRIA engineering representative, stated that the Selection Review Committee met earlier that day and recommended that the board award the bid for the Bike Path Extension on the eastern end of Pensacola Beach to Roads, Inc., at a bid of \$122,526. A discussion followed.

**Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously approved awarding the bid for the Bike Path Extension on the eastern end of Pensacola Beach to Roads, Inc., at a bid of \$122,526. (5-0)**

Item #6 – National Flood Insurance Program Community Rating System Notification

Ms. Debbie Norton, Environmental & Developmental Services Manager, reported that staff had been notified by the Federal Emergency Management Agency that the Pensacola Beach community had been verified as a Class 8 in the National Flood Insurance Program's (NFIP) Community Rating System, resulting in a 10% premium discount, beginning May 1, 2003. Mr. Griffith asked that the media receive a copy of the notification. A discussion followed during which Mr. Griffith complimented the staff on their efforts in this regard.

Item #6 – La Plaza Condominium Association d/b/a Sans Souci Condominiums, 999 Fort Pickens Road – Request for approval to sublease to Tristan Realty, Inc., to operate a realty office

Ms. Bolman said staff recommended approval of the request subject to payment of 2% percentage fees for professional services and 5% percentage fees for all other sales and services.

**Upon motion of Mr. Martin, seconded by Mr. Blas, the board unanimously approved the request by Sans Souci Condominiums, 999 Fort Pickens Road, for approval to**

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**sublease to Tristan Realty, Inc., subject to payment of 2% percentage fees for professional services and 5% percentage fees for all other sales and services. (5-0)**

Item #7 – Proposed changes to Article 13 of the Escambia County Land Development Code

Ms. Debbie Norton presented the information, noting that any changes to Article 13 of the Land Development Code require action by the SRIA board. She said that staff recommended approval of the proposed revisions to Sections 13.20.01(K) and 13.20.02(H), regarding prohibiting the location of group homes in coastal high hazard areas, as presented.

**Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously approved the changes to Article 13, Section 13.20.01(K) and 13.20.02(H) of the Land Development Code, regarding prohibiting the location of group homes in coastal high hazard areas, as presented. (5-0)**

#### 14. REPORTS

##### A. MANAGER'S REPORT

The Manager noted that his report was included in the board's background material for their review and information. He reminded the board members that the June committee meetings were scheduled for June 18, 2003 to accommodate the Governor's Hurricane Conference taking place the week of June 9.

##### B. ATTORNEY'S REPORT

Mr. Tom Dannheisser, SRIA counsel, called the board's attention to the published attorney's report, stating that they would periodically provide a listing of pending matters.

##### C. ENGINEER'S REPORT

Mr. Hemphill reported that in addition to the bike path extension, they were also working on the 2003 road paving project, funding for the public safety building, and the road improvement project. He said that the firm would like to hold two public meetings on Monday, July 7, and on Wednesday, July 16, to present the 30% design documents and receive public input. He noted that the 30% design would be presented to the board on

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August 6 for consideration. A discussion followed. The Manager said the location of the public meetings would be announced at the June 18 committee meetings.

15 . VISITORS FORUM

The board heard comments by Mr. Tom Chavis regarding traffic congestion and parking issues at Avenida 23 and Ariola Drive.

There being no further business before the board, the meeting adjourned at 6:35 p.m.

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CHAIRMAN

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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.)**