

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
JULY 2, 2003

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

**3. Upon motion of Mr. Martin, seconded by Mr. Perkins, the board unanimously approved the minutes of the regular board meeting of June 4, 2003 (6-0).**

**4-5. Upon motion of Mr. Ayres, seconded by Dr. Campanella, the board unanimously adopted the agenda with the following changes: Item 12(A)(1) of the**

**Development & Leasing Committee was withdrawn; Added the following Beach Rental Services license applications to Item #2 of Old Business: Hampton Inn, Best**

**Western, Springhill Suites, Beach Club Condominium, Dunes Hotel; Added the following Beach Rental Services license application to Item #3 of Old Business: Holiday Inn; Added Item #7 of New Business regarding an Artificial Reef Resolution.**

**(6-0)**

**6. CHAIRMAN'S COMMENTS**

Mr. Bill Griffith reviewed the guidelines for speakers appearing before the Santa Rosa Island Authority. He then stated that the Authority received official notification that the United States Lifesaving Association had certified the Authority's lifeguard operation. He also stated that he and the Manager had offered the Authority's assistance to Dr. Turner in Walton County relating to the Center for Disease Control (CDC) investigation into the rash of drownings that have occurred in Northwest Florida over the past few years.

**7. READING OF RECUSAL FORM**

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

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8. SPECIAL PRESENTATION -- MR. DAN SUMMERLIN

Mr. Dan Summerlin appeared before the board and presented a check for \$3,000 raised

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by island residents to assist with participation in regional or national United States Lifesaving Association (USLA) competitions. He requested that, if the lifeguards were not able to participate in the competitions, the funds be used to help purchase equipment or materials used by the lifeguards. He also asked the board to give consideration to hosting a regional or national USLA competition at some time in the future.

**Upon motion of Mr. Ayers, seconded by Mr. Perkins, the Board unanimously accepted the donation of \$3,000 to the lifeguard operation from Mr. Dan Summerlin. (6-0)**

The board thanked Mr. Summerlin for the donation.

Mr. Blews then recognized Mr. Charles Petersee, Mr. David Pittman and Mr. Dave Greenwood as instrumental in the Authority's lifeguard service being certified by the USLA. Mr. Griffith stated that he would like to extend the board's thanks to Mr. Petersee, Mr. Pittman and Mr. Greenwood for their efforts on behalf of the Authority.

9. PENSACOLA BEACH RESIDENTS & LEASEHOLDERS ASSOCIATION (PBRLA) REPORT

Mr. Gary Smith, president of the Pensacola Beach Residents & Leaseholders Association, appeared before the board and stated that Dr. Wynn Teasley with the University of West Florida's Whitman Center would be in attendance at their July 8 meeting to seek input from those in attendance on the visioning project they are conducting for the Authority.

10. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

Ms. Sandy Johnston, Manager of the Visitors Information Center, reported that the chamber membership had met with Dr. Teasley in May on the visioning project. She said that the past month had been busy in preparation for the 2003 Pensacola Beach Air show.

CONSENT AGENDA

11. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (6-18-03) - Mr. Jimmie Perkins, Chairman

Committee Action:

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

Item #2 - Report on Beach Rental Services and Use of Public Lands

B. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (6-18-03) – Mr. McGuire Martin, Chairman

Committee Action:

The committee unanimously recommends approval of the following items:

Item #3 - Lago Bonito Townhouse Association - c/o Cumberland Trading Company - Bulevar Mayor - Request to install a seawall on the south side of the existing lake subject to the applicant meeting all regulations and obtaining all applicable regulatory permits

Item #4 - Treehouse Subdivision Association - 372 Ft. Pickens Road (Little Sabine Bay) - Request to modify the existing pier by eliminating the southeastern slip, adding a new slip, and installing three new pilings on the northwestern side of the existing pier, subject to receipt of letters of comment with no objection from the adjacent leaseholders, as well as permits from the Department of Environmental Protection (DEP) and the Corps of Engineers (COE)

Item #5 - Baywatch Condominium Association - 1150 Ft. Pickens Road (Santa Rosa Sound) - Request to backfill and install a rock revetment along the length of the leasehold, subject to receipt of letters of comment with no objection from the adjacent leaseholders

Item #6 - Mr. Vernon R. Ray - 259 Sabine Drive - Lot 61, Block "B", Villa Sabine (Santa Rosa Sound) - Request to construct a 120' x 4' pier with an 8' x 12' platform, a 12' x 24' L-shaped catwalk, and a boat lift; and additional rock on the water side of the existing seawall, subject to receipt of the applicable regulatory permits

Item #7 - Mr. David Dunbar - 128 Siquenza Drive - Portion of Lots 17 & 18, Block "B," Villa Sabine (Little Sabine Bay) - Request to modify the existing pier by adding a 30' x 5' extension to the end of the existing pier and a 4' x 78' L-shaped catwalk with three mooring pilings on the south side of the existing pier

The following items were for AEC approval only (no board action required):

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Item #1 - Azure Development, L.L.C. - Hilton Garden Inn - 12 Via de Luna (Gulf side) - Request to erect a four foot high open picket fence from the west side of the existing building to the west property line

Item #2 - Azure Development, L.L.C. - Hilton Garden Inn - 12 Via de Luna - Request to enclose the existing pool equipment, located on the rear (Gulf side) of the existing leasehold property, with a six foot high wooden fence & gate

Board Action:

**Upon motion of Mr. Martin, seconded by Mr. Ayres, the board unanimously approved the recommendations of the committee. (6-0)**

C. OPERATIONS COMMITTEE (6-18-03) B Mr. Don Ayres, Chairman

Committee Action:

The committee unanimously recommends approval of the following items:

Item #1 - That the board express its continuing intent to maintain beach access and remand the issue of the physical obstruction of the public access easement between 14 and 16 Calle Hermosa back to the attorney to furnish clear guidelines on how to proceed in this case

Item #2 - Accepting staff's recommendation to open approximately 77 additional parking spaces on Ft. Pickens Road

The committee referred the following item to the Parking Initiatives Committee of the Pensacola Beach Chamber of Commerce: (no board action necessary)

Item #3 - Staff report on 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 for information only:

Item #4 - Mr. Dave Hemphill - Baskerville Donovan, Inc. - Announcement regarding public meetings on July 7, 2003 and July 16, 2003 for proposed road improvement program

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Board Action:

**Upon motion of Mr. Ayres, seconded by Mr. Blas, the board unanimously approved the recommendation of the committee on Item #1. (6-0)**

**Upon motion of Mr. Ayres, seconded by Dr. Campanella, the board unanimously approved the recommendation of the committee on Item #2. (6-0)**

D. ADMINISTRATIVE COMMITTEE (6-18-03) - Mr. Bill Griffith, Chairman

Committee Action:

The committee unanimously recommends approval of the following item:

Item #1 - Denial of the request by Mr. Tony Strange, Lot 9 Lafitte Cove II, for waiver of late fees due to late payment of annual lease fee

The committee unanimously recommends acceptance of the following item:

Item #2 - Report on Financial Statements and Expenditures

The following items were for information only (no board action necessary):

Item #3 - Promotions & Events Report

Item #4 - Announcement regarding SRIA Visioning Process

Item #5 - Announcement regarding status of litigation regarding the Pensacola Beach Gulf Pier

Item #6 - Discussion regarding proposed increase in Municipal Services Benefit Unit (MSBU) for fire protection

Board Action:

**Upon motion of Dr. Campanella, seconded by Mr. Ayres, the board unanimously approved the recommendation of the committee on Item #1. (6-0)**

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**Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously approved the recommendation of the committee on Item #2. (6-0)**

REGULAR AGENDA

12. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (6-18-03) - Mr. Jimmie Perkins,  
Chairman

Item #1 - Boudreaux' s Beachside Bar & Grille, Inc. d/b/a Crab' s Restaurant - Request for

lease amendment to permit the sale of packaged, canned beer from the gift shop  
(recommended for approval by committee on a vote of 2-1)

This item was withdrawn.

13. OLD BUSINESS

Item #1 - Beach Rental Services Policy

Ms. Mary Bolman reviewed the policy, noting that the revisions approved by the board were included, and stated that staff recommended approval of the policy. A discussion followed.

**Upon motion of Dr. Campanella, seconded by Mr. Perkins, the board unanimously approved the revised beach rental services policy. (6-0)**

Item #2 - Mr. Billy Patterson - Lazy Days Beach Rentals – Request for Beach Rental Service licenses adjacent to the following leaseholds:

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

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Ms. Bolman said that staff recommended approval of the licenses to Lazy Days Beach Rentals, Inc., as presented.

**Upon motion of Mr. Blas, seconded by Mr. Ayres, the board unanimously approved the issuance of Beach Rental Service licenses to Lazy Days Beach Rentals, Inc. to provide service behind Hilton Garden Inn, Beachside Resorts, Clarion, Emerald Isle Condominiums, Hampton Inn, Best Western, Springhill Suites, Beach Club**

**Condominium, and the Dunes Hotel. (6-0)**

Item #3 - Mr. Brad Donahue - Eastern Beach Services - Request for Beach Rental Service licenses adjacent to the following leaseholds:

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

A brief discussion ensued.

**Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously approved the issuance of Beach Rental Service licenses to Eastern Beach Services to provide service behind the Five Flags Inn, Regency Towers, and the Holiday Inn Express. (6-0)**

14. NEW BUSINESS

Item #1 - Island Resorts Development - Portofino - Ten Portofino Drive - Request for delay in payment of minimum lease fees for Portofino Condominiums

Mr. Griffith announced that he was recusing himself from the vote on this item.

Mr. Allen Levin appeared before the board and presented the background on his request, noting that his request was to defer payment of \$95,000 of the \$315,000 minimum annual lease fee due on July 1 for not more than one year due to delays caused by litigation. A

lengthy discussion followed.

**Upon amended motion of Dr. Campanella, seconded by Mr. Perkins, the board voted to refer the request to the Development & Leasing Committee for additional review**

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**with the provision that no late fees be assessed for the one-week period between the board and the committee meeting. (4-1 with Mr. Ayres voting in the negative and Mr. Griffith recusing himself from the vote)**

Item #2 - Mr. Lawrence Porto, II - Portofino Adventures, Inc. - 10 Portofino Drive - Request to amend Section 94-7 of the Escambia County Code of Ordinances regarding overnight parking of boats on Pensacola Beach

Mr. Griffith announced that he was recusing himself from the vote on this item.

Ms. Bolman stated that staff recommended referring the request to the August committee meeting to allow time for additional staff review.

**Upon motion of Mr. Perkins, seconded by Mr. Ayres, the board unanimously voted to refer this request to the August 13 committees. (5-1 with Mr. Griffith recusing himself from the vote)**

Item #3 - Mr. Lawrence Porto, II - Portofino Adventures, Inc. - 10 Portofino Drive - Request to amend existing sublease agreement to permit recreational rentals such as bicycles, sailboats, etc. from leasehold property

Mr. Griffith announced that he was recusing himself from the vote on this item.

**Upon motion of Mr. Blas, seconded by Mr. Martin, the board unanimously approved the request by Portofino Adventures, Inc. to amend the existing sublease agreement to permit recreational rentals such as bicycles, sailboats, etc. from the leasehold property. (5-1 with Mr. Griffith recusing himself from the vote)**

Item #4 - Hemingway's Restaurant - Sublease to Pensacola Beach Holdings, Inc. - 400 Quietwater Beach Road, Unit 16 - Request to construct an uncovered "roof" deck on the flat roof area of the original design

Ms. Sue Smith presented the background on the request, stating that staff recommended approval of the request, as presented. A discussion followed during which the board heard comments by Ms. June Guerra.

**Upon motion of Dr. Campanella, seconded by Mr. Ayres, the board unanimously voted to deny the request by Hemingway's Restaurant to construct an uncovered roof-top deck on the flat roof of the structure. (6-0)**

**Upon motion of Mr. Martin, seconded by Mr. Perkins, the board unanimously voted**

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**to instruct staff to study the parking in the core area of Pensacola Beach to determine the number of existing spaces and the number of spaces required based upon criteria such as seats, employees, and visitors. (6-0)**

Item #5 - Request for waiver of vendor fees for Airware and Blue Angels Enlisted Association during the 2003 Blue Angels Air Show

**Upon motion of Mr. Blas, seconded by Mr. Martin, the board unanimously voted to waive the vendor fees for Airware and Blue Angels Enlisted Association during the 2003 Blue Angels air show. (6-0)**

Item #6 - Resolutions of Recognition for the U. S. Navy Blue Angels, U. S. Army Golden Knights, and the U. S. Air Force East Single Ship Demonstration Team

Mr. Griffith read the resolutions of recognition for the U. S. Navy Blue Angels, U. S. Army Golden Knights, and the U. S. Air Force East Single Ship Demonstration Team (copies attached hereto and by reference made a part hereof).

**Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously adopted the resolutions of recognition for the U.S. Navy Blue Angels, U. S. Army Golden Knights, and the U. S. Air Force East Single Ship Demonstration Team. (6-0)**

Item #7 - Artificial Reef Resolution

Mr. Griffith read a resolution in support of the placement of an artificial reef in the Gulf of Mexico waters bordering Escambia County (copy attached hereto and by reference made a part hereof).

**Upon motion of Mr. Ayres, seconded by Mr. Blas, the board unanimously adopted the resolution in support of the placement of an artificial reef in the Gulf of Mexico waters bordering Escambia County. (6-0)**

## 15. REPORTS

### A. MANAGER' S REPORT

Mr. Blews stated that his report was published in the board's background material for their information. He noted the upcoming Road Improvement Workshops on July 7 and 16 and the SRIA Visioning Meeting on July 15. He then announced the retirement of Mr. Charles Petersee from the Santa Rosa Island Authority, and he introduced Mr. Wade Lane, the new SRIA Facilities Manager.

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B. ATTORNEY' S REPORT

Mr. Mike Stebbins, SRIA counsel, stated that his report was also published in the board's background material. He noted that the response to the Earl Beasley claim would be filed next week.

C. ENGINEER' S REPORT

Mr. Dave Hemphill, SRIA engineering representative, reported on five active projects including the bike path extension, Quietwater picnic shelter replacements, public safety facility grant application, 2003 road paving project, and the road improvement project. He noted that the next road improvement workshop was scheduled for Monday, July 7 at 6:00 p.m. at Beachside Resort at which time the proposals would be reviewed, followed by a short presentation and public comment. A brief discussion followed.

16. VISITORS FORUM

The board heard comments by Mr. John Hickey regarding beach access. Mr. Griffith and Mr. Ayres requested that staff look into the issue and provide a report. The board heard comments by Ms. Debbie Magyarosi regarding when the walkover adjacent to her leasehold at 1710 Via de Luna would be replaced. The issue was referred to staff.

There being no further business to come before the board, the meeting adjourned at 6:48 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.)