

PENSACOLA BEACH  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Vernon L. Prather  
Chairman

Thomas A. Campanella  
Vice-Chairman

Kelly G. Robertson  
Secretary/Treasurer

Tammy Bohannon  
Fred Gant  
John L. Peacock, Jr.

W. A. "Buck" Lee  
General Manager

MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: May 28, 2007

RE: Minutes of April 25, 2007 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, April 25, 2007. Members present were Mr. Fred Gant, Dr. Thomas Campanella, and Mr. Vernon Prather. Also present were board members Mr. John Peacock, Mr. Kelly Robertson, and Ms. Tammy Bohannon. Mr. Gant, chairman, called the meeting to order and presented the following items.

Mr. Vernon Prather, Authority Chairman, made comments regarding the ongoing development of a definition for hotels and motels on Pensacola Beach.

Item #1 – Mr. David A. Brannen, Best Western Hotel – 16 Via de Luna – Request for Special Exception to increase density to fifty units an acre for hotel development

Staff recommended approval of the request for a special exception, subject to approval by the Escambia County Board of Adjustments and compliance with the Consideration Fee Policy resulting in payment of a consideration fee of \$296,940 for 98 additional units under the special exception at a cost of \$3,030/unit. A discussion followed.

**Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously referred this item to the May 9, 2007 full board meeting. (3-0)**

Item #2 – Mr. Adam Bell – Van Nevel Helicopters – Request to operate helicopter concession temporarily at former site of Heliworks Concession on Pensacola Beach Boulevard

Staff recommended denying the request at this time due to the bid process currently underway on the site. A discussion followed.

**Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended denying the request by Mr. Adam Bell, Van Nevel**

Minutes  
Santa Rosa Island Authority  
Development & Leasing Committee  
April 25, 2007

**Helicopters, to operate a helicopter concession temporarily at former site of Heliworks Concession on Pensacola Beach Boulevard. (3-0)**

Item #3 – Mr. Gary Powell on behalf of Pensacola Beach Holdings d/b/a Portofino Boardwalk – Request for license agreement to place tables and chairs on the public portion of Quietwater Boardwalk

Staff recommended approval of a one-year license agreement to place a limited number of tables and chairs in the public areas of Quietwater Boardwalk adjacent to Cabo Grill, Boardwalk Café, and Papa's Pizza, subject to payment of a \$1,000 annual license fee, execution of a hold harmless certificate, provision of a certificate of insurance naming the Santa Rosa Island Authority as an additional insured; and staff approval of the size of each seating area and of the barricades, if any, prior to their location. Staff further recommended that the master leaseholder be held responsible for clean-up and maintenance of the license area. A discussion followed during which the committee heard comments by Mr. Larry Fox and Mr. Gary Powell.

**Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee recommended approval of the request by Mr. Gary Powell on behalf of Pensacola Beach Holdings d/b/a Portofino Boardwalk, for a license agreement to place tables and chairs in the public areas of Quietwater Boardwalk adjacent to Cabo Grill, Boardwalk Café, and Papa's Pizza, subject to payment of a \$1,000 annual license fee, execution of a hold harmless certificate, provision of a certificate of insurance naming the Santa Rosa Island Authority as an additional insured; staff approval of the size of each seating area and of the barricades, if any, prior to their location; master leaseholder responsible for clean-up and maintenance of the license area. (2-1 with Dr. Campanella voting against the motion)**

Item #4 – Mr. Chuck Nicholson – Request to add liquor sales to the license for Cabana Club, operating as a sublease from Beach Marina

Staff recommended approval of the request, subject to payment of the appropriate percentage fees on liquor per the established policy.

**Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended approval of the request by Mr. Chuck Nicholson to add liquor sales to the license for Cabana Club, operating as a sublease from Beach Marina. (3-0)**

Minutes  
Santa Rosa Island Authority  
Development & Leasing Committee  
April 25, 2007

Item #5 – Discussion on Consultant for Developing Visioning Statement for Pensacola Beach

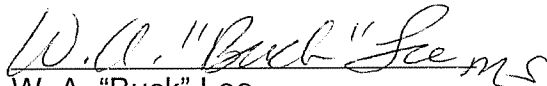
The Manager reviewed the history regarding development of a visioning statement for Pensacola Beach, and a lengthy discussion followed.

**Upon motion of Dr. Campanella, seconded by Mr. Prather, this item was held in committee to obtain additional information regarding the ability of the University of West Florida's Haas Business Center to assist with the project. (3-0)**

Item #6 – Issue of assessing lost lease fees for prolonged commercial closures and additional extension requests

This item was held in committee until after resolution of the hotel/motel definition issue.

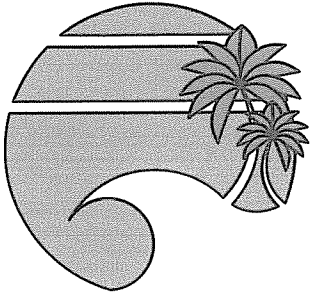
There being no further business before the committee, the meeting was adjourned.



W. A. "Buck" Lee  
General Manager

WAL:mks

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MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: May 28, 2007

RE: Minutes of the April 25, 2007 Architectural Environmental Committee Meeting

A regularly scheduled meeting of the Architectural Environmental Committee was held on Wednesday, April 25, 2007. Members present were Mr. Kelly Robertson, Ms. Tammy Bohannon, and Mr. Vernon Prather. Also present were board members Dr. Thomas Campanella, Mr. John Peacock, and Mr. Fred Gant. Mr. Robertson, chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Mr. Rob Jackson – 904 Panferio Drive – Lot 8, Block 23, Villa Segunda – Request to construct an in ground swimming pool with a 12.5 foot encroachment into the rear yard setback

Staff recommended approval of the 12.5 foot encroachment into the 20 foot rear yard setback and construction of the required fence.

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously recommended approval of the request by Mr. Rob Jackson, 904 Panferio Drive, for a 12.5 foot encroachment into the rear yard setback to construct an in-ground swimming pool and construction of the required fence. (3-0)**

Item #2 – Dr. C. J. Adkins – 713 Panferio Drive – Lot 2, Block 18, Villa Segunda – adjacent to Santa Rosa Sound – Request to construct a walkway from an existing residential structure, crossing over public beach, to the Santa Rosa Sound

Staff recommended approval of a 4' x 176' ground level wooden walkway from the existing residential structure over the public vegetated sensitive area to access the sound side of the beach with no "T" landing at the end. A discussion followed.

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously recommended referring this item to the full board and asking that**

Minutes  
Santa Rosa Island Authority  
Architectural and Environmental Committee  
March 28, 2007

**staff investigate alternatives to construction of the walkway across the public area. (3-0)**

Item #3 – Homestar Restaurant Group, LLC – d/b/a Hemingway's - 400 Quietwater Beach Road, Unit 16 – adjacent to Santa Rosa Sound – Request to construct a landing, seating and waiting area with portable shade structures for Hemingway's customers

Staff recommended approval to construct a paver landing, seating, and waiting area with portable shade structures for Hemingway's customers with no additional seating, subject to compliance with applicable codes and regulations and obtaining the necessary permits prior to construction.


**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously approved the request by Homestar Restaurant Group, LLC d/b/a Hemingway's, 400 Quietwater Beach Road, to construct a landing, seating and waiting area with portable shade structures for Hemingway's customers with no additional seating, subject to compliance with applicable codes and regulations and obtaining the necessary permits prior to construction. (3-0)**

Item #4 – Sunrise Hospitality – a/k/a Beachside Resorts – 14 Via de Luna – (Gulf side) – Request to place a construction/office building on leasehold property

Staff recommended approval to place a construction/office building on leasehold property during construction of the new Beachside Resorts, in accordance with all applicable codes and regulations and obtaining all applicable regulatory permits.

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously recommended approval the request by Sunrise Hospitality a/k/a Beachside Resorts, 14 Via de Luna, to place a construction/office building on leasehold property. (3-0)**

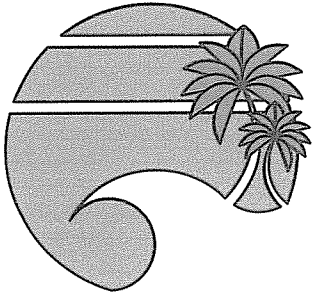
There being no further business to come before the committee, the meeting was adjourned.



W. A. "Buck" Lee  
General Manager

WAL:mks

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W. A. "Buck" Lee  
General Manager

MEMORANDUM

TO: Authority Members  
FROM: General Manager  
DATE: May 28, 2007  
RE: Minutes of April 25, 2007 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, April 25, 2007. Members present were Mr. Tammy Bohannon, Dr. Thomas Campanella, and Mr. Kelly Robertson. Also present were board members Mr. Vernon Prather, Mr. John Peacock and Mr. Fred Gant. Ms. Bohannon, chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Mr. Andrew Rothfeder and Mr. Robert Rinke – Portofino Condominiums – Request for reimbursement of excess lease fees

Staff recommended that the Pensacola Beach Land Trust d/b/a Portofino Condominiums be reimbursed for excess lease fees as submitted by the master leaseholder and agreed by staff, in keeping with the terms of their master lease. A discussion followed during which the committee heard comments by Mr. Andrew Rothfeder.

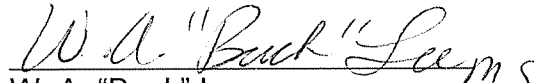
**Upon amended motion of Dr. Campanella, seconded by Mr. Robertson, the committee unanimously recommended approval of the request by Mr. Andrew Rothfeder and Mr. Robert Rinke, Portofino Condominiums, for reimbursement of excess lease fees as submitted by the master leaseholder and agreed by staff, in keeping with the terms of their master lease, pending legal review. (3-0)**

Item #2 – Report on Financial Statements and Expenditures

**Upon motion of Dr. Campanella, seconded by Mr. Robertson, the committee unanimously recommended acceptance of the report on financial statements and expenditures. (3-0)**

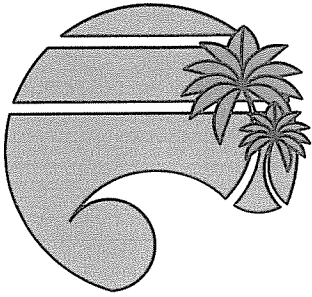
Minutes  
Santa Rosa Island Authority  
Administrative Committee  
June 27, 2007

There being no further business before the committee, the meeting was adjourned.

  
W. A. "Buck" Lee  
General Manager

WAL:mks

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W. A. "Buck" Lee  
General Manager

MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: May 28, 2007

RE: Minutes of April 25, 2007 Operations Committee Meeting

A regularly scheduled meeting of the Operations Committee was held on Wednesday, April 25, 2007. Members present were Dr. Thomas Campanella, Mr. John Peacock and Mr. Fred Gant. Also present were board members Kelly Robertson, Mr. John Peacock, and Ms. Tammy Bohannon. Dr. Campanella, chairman of the committee, called the meeting to order and presented the following item:

Item #1 – Mr. Dave Hemphill – Presentation of conceptual locations for a parking garage on Pensacola Beach

Mr. Dave Hemphill discussed the Authority's direction regarding the proposed parking garage. In response to inquiries by the committee members, Mr. Hemphill indicated that he could prepare a cost estimate for the May board meeting. A lengthy discussion followed during which the board heard comments by Mr. Larry Fox and Mr. Gary Powell.

**Upon motion of Mr. Gant, seconded by Mr. Peacock, the committee unanimously recommended that the engineering firm be tasked with providing a proposal on a the cost to prepare a detailed cost analysis on relocating Pensacola Beach Boulevard/Via de Luna and placing a parking garage in the core area on the sound side of Pensacola Beach for presentation at the May 9, 2007 board meeting. (3-0)**

Item #2 – Mr. Jeff Elbert, President – Pensacola Beach Chamber of Commerce – Request to name the park at the northeast corner of Avenida 11 and Via de Luna the "Harry Gowens Spirit of Pensacola Beach" Park

Staff recommended approval of the request by the Pensacola Beach Chamber of Commerce to rename the park on the corner of Avenida 11 and Via de Luna as the "Harry Gowens Spirit of Pensacola Beach Park."

Minutes  
Santa Rosa Island Authority  
Operations Committee  
February 28, 2007

**Upon motion of Mr. Gant, seconded by Mr. Peacock, the committee unanimously recommended approval of the request by Mr. Jeff Elbert, President of the Pensacola Beach Chamber of Commerce to name the park at the northeast corner of Avenida 11 and Via de Luna the "Harry Gowens Spirit of Pensacola Beach" Park. (3-0)**

Item #3 – Issuance of a letter to the National Park Service in support of local transportation to Fort Pickens Park

Staff recommended that the chairman be authorized to issue a letter to the National Park Service in support of allowing our local marine businesses to transport visitors to Fort Pickens Park, and a discussion followed.

**Upon motion of Mr. Peacock, seconded by Mr. Gant, the committee unanimously recommended authorizing the chairman to issue a letter to the National Park Service in support of allowing local marine businesses to transport visitors to Fort Pickens Park. (3-0)**

There being no further business before the committee, the meeting was adjourned.



W. A. "Buck" Lee  
General Manager

WAL:mks

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