

**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
SPECIAL BOARD MEETING MINUTES  
SEPTEMBER 26, 2007  
5:00 P.M.

Board Members:

Thomas A. Campanella  
Chairman

John L. Peacock, Jr.  
Vice-Chairman

Tammy Bohannon  
Secretary/Treasurer

Fred Gant  
Vernon L. Prather  
Elwyn D. Guernsey

W. A. "Buck" Lee  
Executive Director

1-3. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF MEDITATION

A special board meeting of the Santa Rosa Island Authority was held on Wednesday, September 26, 2007 beginning at 5:00 p.m. Members in attendance were Mr. Vernon Prather, Dr. Thomas Campanella, Mr. Elwyn Guernsey (entered the meeting at 5:07 p.m.), Ms. Tammy Bohannon, Mr. John Peacock and Mr. Fred Gant (entered the meeting at 5:15 p.m.). Mr. Prather, Chairman, called the meeting to order, and led the Pledge of Allegiance and a moment of meditation.

4. CHAIRMAN'S COMMENTS

Mr. Prather reminded everyone in attendance to put all cell phones on vibrate or silent. There were no further comments.

5. RESOLUTION FOR THE 2008-2009 FLORIDA BEACH EROSION CONTROL PROGRAM.

**Upon motion of Ms. Bohannon, seconded by Dr. Campanella, the board unanimously voted to approve the Resolution for the 2008-2009 Florida Beach Erosion Control Program, (5-0)**

(Add on Item) Mr. Lee announced there would be a Proclamation add on which would designate October 2007 as "Save the Zoo" month for the Northwest Florida Zoo.

**Upon motion of Dr. Campanella, seconded by Ms. Bohannon the board unanimously approved the Proclamation "Save the Zoo" for the month of October 2007, (5-0).**

Mr. Prather noted that the proclamation was nice but he would like to propose more being done for the Zoo, at a later date.

6. APPROVAL OF NEW DIRECTOR OF FINANCE

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
SPECIAL BOARD MEETING MINUTES  
SEPTEMBER 26, 2007  
5:00 P.M.

Mr. Lee asked the board members to approve the selection of the New Director of Finance, Ms. Jayne Bell and wished Ms. Nita Omley well on her upcoming retirement.

**Upon motion of Mr. Peacock, seconded by Mr. Guernsey the board unanimously approved Ms. Jayne Bell as the New Director of Finance, (5-0).**

7. DISBAND SPECIAL COMMITTEE OF EXECUTIVE DIRECTOR AND ATTORNEY MIKE STEBBINS FORMED TO NEGOTIATE THE HILTON HOTEL, ITEM REFERRED BACK TO REGULAR COMMITTEE

**Upon motion of Mr. Peacock, seconded by Mr. Guernsey, the board unanimously approved disbanding the Special Committee of Executive Director and Attorney Mike Stebbins, (5-0)**

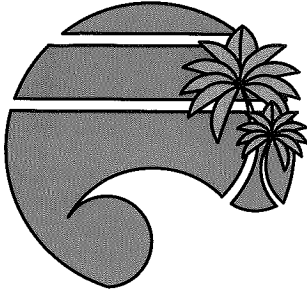
**Motion was made by Mr. Prather, seconded by Mr. Guernsey to adjourn the Special Board Meeting, (6-0).**

There being no further business before the board, the special board meeting was adjourned at 5:17 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.)



**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: October 31, 2007

RE: Minutes of the September 26, 2007 Architectural Environmental Committee Meeting

A regularly scheduled meeting of the Architectural Environmental Committee was held on Wednesday, September 26, 2007. Members present were Mr. Elwyn Guernsey, Mr. Vernon Prather, and Ms. Tammy Bohannon. Also present were board members Mr. Fred Gant, Dr. Thomas Campanella, and Mr. John Peacock. Mr. Guernsey, chairman, called the meeting to order and presented the following items:

Item #1 – Mr. Fred Simmons – Gulf Aire Inn, Inc. d/b/a Paradise Inn and Paradise Bar & Grill – 21 Via De Luna – Request to construct a detached addition (kitchen and bathrooms)

Matt Mooneyham stated that on December 13, 2006, the Santa Rosa Island Authority granted an extension of time until December 31, 2007 to use a portable kitchen on the leasehold property for the Paradise Bar & Grill, subject to the applicant submitting plans for a permanent structure by October 1, 2007, which Mr. Simmons has submitted. Staff recommends approval to construct a detached addition with flood proofing and removal of the portable kitchen once construction is complete.

Mr. Simmons addressed the committee on what he considered a benefit to the SRIA and beach community, the fact that he was able to be back up and running very quickly after a storm. He proposed having a larger portable kitchen, and briefly discussed how ultimately he would like to expand the Sandpiper hotel property. A discussion followed.

**Upon motion of Ms. Bohannon, seconded by Mr. Prather, the committee unanimously recommended approval of a one year extension for the portable kitchen (December 31, 2008), subject to posting a \$3,000 performance bond; and submitting final plans by April 1, 2008, (3-0).**

MINUTES  
SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
SEPTEMBER 26, 2007

Item #2 – Little Sabine, Inc., - 165 Fort Pickens Road – d/b/a Indigo Hotel – Request to construct a 10 story, 189-unit hotel

Matt Mooneyham stated staff recommends conceptual approval of the amended request to construct a 9-story, 162-unit hotel.

The committee heard comments from Mr. Kenneth Hinchcliffe

**Upon motion of Ms. Bohannon, seconded by Mr. Prather, the committee unanimously recommended conceptual approval of the amended request to construct a 9-story, 189-unit hotel, (3-0).**

Item #3 – Sunrise Hospitality, LLC., - a/k/a Beachside Resorts & Windjammer Condos – 14 Via De Luna (Gulf side) – Request for a 12 month extension of the previously approved Escambia County Development Order #5092031 (190 hotel rooms, 16 residential units, conference spaces, covered parking garages and other amenities

Matt Mooneyham stated staff recommends approval of a 12-month extension to the previously approved Escambia County Development Order and that any modification to the original project would require further action by the Santa Rosa Island Authority.

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously recommended approval of the 12-month extension of the previously approved Escambia County Development Order #5092031 (190 hotel rooms, 16, residential units, conference spaces, covered parking and other amenities, (3-0).**

Item #4 – Mr. Gary Work as Trustee of the Pensacola Beach Land Trust a/k/a Portofino – 10 Portofino Drive – Request for conceptual approval of 435 units (234 dwelling units and 201 unlimited size hotel suites) on the final 12 acres of leasehold property

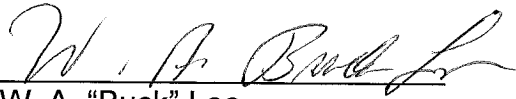
Matt Mooneyham stated staff recommends conceptual approval to construct a 435 unit (234 condo units and 201 hotel rooms) on leasehold property; subject to meeting all applicable codes and regulations and revenue for any commercial aspect meeting the Commercial Lease Policy

The committee heard comments from Mr. Robert Rinke

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously referred the item to the October 10, 2007 Board Meeting, (3-0).**

MINUTES  
SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
SEPTEMBER 26, 2007

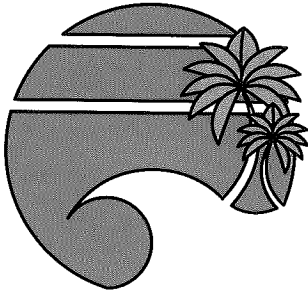
There being no further business to come before the committee, the meeting was adjourned.



W. A. "Buck" Lee  
Executive Director

WAL:mas

(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.)



**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: October 5, 2007

RE: Minutes of September 26, 2007 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, September 26, 2007. Members present were Mr. Fred Gant, Dr. Thomas Campanella, and Mr. Vernon Prather. Also present were board members Ms. Tammy Bohannon, Mr. Elwyn Guernsey, and Mr. John Peacock. Mr. Fred Gant, chairman, called the meeting to order and presented the following items.

Item #1 – Azure Development, LLC. - The Hilton Hotel – 12 Via De Luna - Presently negotiating separate master lease with Executive Director and SRIA Attorney, along with refinancing the property

Mr. Lee stated that there were two public meetings held to negotiate the separation of the Hilton Hotel master lease along with refinancing the property. He stated that Attorney Mike Stebbins had worked with the Hilton Hotel's attorney Jamie Campbell, and that a tentative agreement had been reached by all parties involved. Attorney Mike Stebbins gave a brief overview of all three documents that were presented to the committee for review and approval. Mr. Lee also noted the documents were amended to include the amount of fees that would be paid to the SRIA in case any of the properties were closed due to damage or repairs from a storm.

**Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended approval of the separation of the Hilton Hotel master lease along with refinancing the property, (3-0).**

Item #2 – La Bahia Lease, LLC., - La Bahia Condos – 1300 Ft Pickens Rd, - Represented by Attorney Lisa Minshew, - Request permission to build six additional units

MINUTES  
SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
SEPTEMBER 26, 2007

Attorney Mike Stebbins said he spoke briefly with Attorney Lisa Minshew, representative for La Bahia Condo's, prior to the meeting and that she would like to keep the item held in committee in order to provide her legal views to staff prior to the item being addressed in committee.

Attorney Lisa Minshew gave a brief overview to the board members concerning the original building permit for 35 units in four buildings on the complex, however only two of the buildings were built. She requested that she and Attorney Mike Stebbins be allowed to meet to discuss the legality prior to the item being presented to the committee for review. A discussion followed.

**Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended the item be held in committee until the October 24, 2007 meeting, (3-0).**

Item #3 - Entertainer Charters, LLC., - Captain Jerry Andrews, - Request approval to move boat slip from A&CH Properties, LLC., The Palace Marina, - 701 Pensacola Beach Blvd - New location, Pensacola Beach Marina, Inc., - 655 Pensacola Beach Blvd

**Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended approval of staff recommendation allowing Entertainer Charters, LLC. move to Pensacola Beach Marina, Inc., (3-0).**

Item #4 – Request approval to sign Partial Assignment of Lease without the indemnification/hold harmless provision

Attorney Mike Stebbins stated that the language staff previously thought was needed for the indemnification was not needed. Ms. Bohannon inquired about the cost to SRIA for maintenance on the water tank. A brief discussion followed.


**Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended approval to sign the Partial Assignment of Lease without the indemnification/hold harmless provision as written, (3-0).**

Item #5 –Baskerville – Donovan, Inc – RFP on parking garage - A number of options for adding parking to the core area will be presented by Baskerville-Donovan. The tasking is to determine a site and a configuration that will add parking capacity where needed and discuss methods for paying for the improvements as well as approximate cost

MINUTES  
SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
SEPTEMBER 26, 2007

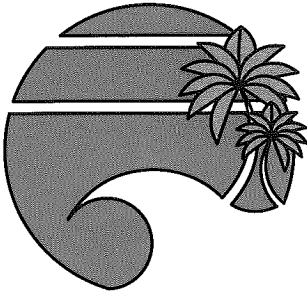
Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended the item be held in committee until the October 24, 2007 meeting, (3-0).

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

  
W. A. "Buck" Lee  
Executive Director

WAL:mas

(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.)



**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: February 20, 2008  
RE: Minutes of September 26, 2007 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, September 26, 2007. Members present were Ms. Tammy Bohannon, Dr. Thomas Campanella, and Mr. Elwyn Guernsey. Also present were Board members Mr. Vernon Prather, Mr. John Peacock, and Mr. Fred Gant. Ms. Tammy Bohannon, chairman, called the meeting to order and presented the following items.

Item # 1 – Proposed 2008 Board Meeting Schedule (Staff report by Sharon Santurri)

**Upon motion of Elwyn Guernsey, seconded by Tammy Bohannon, the Committee unanimously accepted the proposed 2008 Board Meeting Schedule. (3-0)**

Item # 2 – Report on Financial Statements and Expenditures (Staff report by Nita Omley)

**Upon motion of Elwyn Guernsey, seconded by Thomas Campanella, the Committee unanimously accepted the Report on Financial Statements and Expenditures. (3-0)**

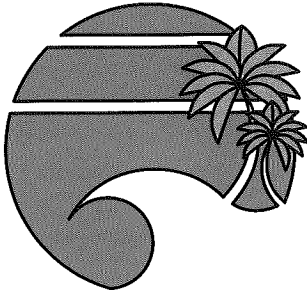
There being no further business before the committee, the meeting was adjourned.

W. A. "Buck" Lee  
Executive Director

WAL:ked

MINUTES  
SANTA ROSA ISLAND AUTHORITY  
ADMINISTRATIVE COMMITTEE  
SEPTEMBER 26, 2007

(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.)



**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: February 20, 2008  
RE: Minutes of September 26, 2007 Operations Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, September 26, 2007. Members present were Dr. Thomas Campanella, Mr. John Peacock, and Mr. Fred Gant. Also present were board members Mr. Vernon Prather, Mr. Elwyn Guernsey, and Ms. Tammy Bohannon. Dr. Thomas Campanella, chairman, called the meeting to order and presented the following items.

Item # 1 – Request approval to purchase two additional lifeguard stands – BCC approved approximately \$85,000 for two new lifeguard stands from the Escambia County Bed Tax for Pensacola Beach – Commissioner Valentino requested old lifeguard stands be donated to Perdido Key (Staff report by Executive Director Buck Lee)

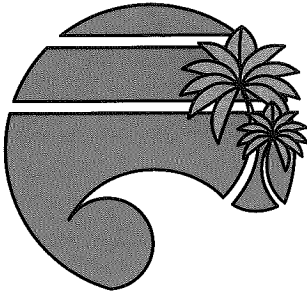
**Upon motion of John Peacock, seconded by Fred Gant the committee unanimously recommended the purchase of two new lifeguard stands. (3-0)**

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

W. A. "Buck" Lee  
Executive Director

WAL:ked

(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.)



# PENSACOLA BEACH

SANTA ROSA ISLAND AUTHORITY

## MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: February 20, 2008

RE: Minutes of September 26, 2007 Special Sub-Committee Meeting

A regularly special Sub-Committee meeting was held on Wednesday, September 26, 2007. Members present were Mr. Vernon Prather, Dr. Thomas Campanella, and Mr. Fred Gant. Also present were board members Mr. John Peacock, Mr. Elwyn Guernsey, and Ms. Tammy Bohannon. Mr. Vernon Prather, chairman, called the meeting to order and presented the following items.

Item # 1 – Review and discussion of the Comparison document prepared by Attorney Mike Stebbins which compares the Escambia County Condo/Hotel Ordinance to the Santa Rosa Island Authority Condo/Hotel Policy, and discuss SRIA fee collection (Staff report by Attorney Mike Stebbins)

The Board previously asked Attorney Mike Stebbins to remove those things that was in direct conflict with the County ordinance. He has provided an updated version to the Board for review.

Mr. Robert Emmanuel addressed the Board on behalf of Innisfree Development. After influence of the SRIA policy, the community and several meetings the BCC adopted a new definition of Hotels for the Land Development Code. Those Land Development Code provisions should control development everywhere in the county, including the beach. Mr. Emmanuel stated that if the SRIA is proposing a policy that is inconsistent with that LDC definition that policy should be amended. He differs with Mr. Stebbins' interpretation very strongly. He has two (2) major points to address. 1) The County LDC provision regarding Hotels has no limitations on certain amendments, has no limitation on the number of bedrooms, has no limitation on the number of bathrooms, has no limitation on the nature, or size of kitchen facilities. Under Mr. Stebbins' policy those restrictions are still there. If someone could develop under the LDC policy, but could not develop the same property under Mr. Stebbins' proposed policy, then the two policies are inconsistent. 2) The County's adopted LDC provision limits an owner's self-use to twelve (12) weeks per year. The County's LDC contains no provision as to when

MINUTES  
SANTA ROSA ISLAND AUTHORITY  
SPECIAL SUB-COMMITTEE  
SEPTEMBER 26, 2007

throughout the year the owner could use those twelve weeks. Mr. Stebbins' policy limits owner use to no more than fourteen (14) days at one time, and there must be an eight (8) weeks gap between any uses of an owner. Mr. Emmanuel requests that the Board reconsider this new policy as it is in direct conflict to the LDC.

A lengthy discussion followed. Mr. Prather polled each member of the Board individually to note their feelings on the subject. Dr. Campanella is in favor of the revised policy presented by Mr. Stebbins. Until he receives a letter from the State's Attorney General stating that the SRIA does not have the authority to make its own policy more restrictive than the LDC, he will remain in favor of the proposed changes.

Mr. Guernsey stated that conceptual approval does not mean that the property will be built immediately. Based on his view of those pre-sales it will be more than a few years before they are built. Mr. Guernsey thinks everyone is positioning themselves to be ready in case the market turns. But, he thinks this will be a long process. He thinks that both projects that were approved at the September 26, 2007 Development and Leasing Committee Meeting are wonderful projects and he is pleased. He believes we need to create an environment where SRIA can compete with Destin, Gulf Shores and Orange Beach. He is in favor fewer restrictions of the proposed versions.

Ms. Bohannon would like to see the County attorney meet with Mr. Stebbins and bridge some of the inconsistencies. She feels that there are compromises that can be made. She feels that SRIA should work with the Developers in order to keep them from going to a competitor market.

Mr. Gant inquires about #10 in the proposed Condo/Hotel provision. Mr. Stebbins informs him this is the original language in the policy. He also inquires about #13 on the proposed version. Mr. Stebbins acknowledges there was some question regarding what the twelve weeks meant. Mr. Stebbins said they went with eight weeks because that was the input he received from various developers. He also feels that Mr. Stebbins should meet with the County Attorney to settle the discrepancies.

Mr. Peacock thinks the SRIA policy should not be more restrictive than the County policy. He feels it is more important how the development operates than its size.

**This item was moved to the Regular Board Agenda for more discussion.**

MINUTES  
SANTA ROSA ISLAND AUTHORITY  
SPECIAL SUB-COMMITTEE  
SEPTEMBER 26, 2007

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



W. A. "Buck" Lee  
Executive Director

WAL:ked

(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.)