



**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

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

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1-3. A regularly scheduled meeting of the Authority was held on Wednesday, April 9, 2008, beginning at 5:07 p.m. Members in attendance were: Dr. Thomas Campanella, Mr. Elwyn Guernsey, Mr. John L. Peacock, Jr. and Mr. Vernon Prather. Ms. Tammy Bohannon arrived at 5:11 p.m. Mr. Fred Gant was absent. Dr. Campanella, Chairman, called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES - SPECIAL BOARD MEETING (3/26/08)

**Upon motion of Mr. John Peacock, seconded by Mr. Elwyn Guernsey, the Board unanimously approved the minutes of the March 26, 2008 Special Board Meeting. (4-0)**

5. CHANGES OR ADDITIONS TO AGENDA

Regular Agenda: Administration Department, Item B-2 – Prior years' payment of Legal Services was added to the agenda.

6. ADOPTION OF AGENDA

**Upon motion of Mr. Vernon Prather, seconded by Mr. John Peacock, the adoption of the amended Regular Agenda was unanimous. (5-0)**

7. CHAIRMAN'S COMMENTS

The Chairman had no comments at this time.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Sandy Johnson submitted her monthly report for the review of the Board

CONSENT AGENDA

9. COMMITTEE REPORTS

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A. DEVELOPMENT AND LEASING COMMITTEE, (3-26-08) Ms. Tammy Bohannon, Chairman

The Committee unanimously recommends approval of the following items:

Item #1 – Mr. Mike Pinzone – Sunset Holding – Pensacola Beach Gulf Pier – 41 Fort Pickens Road – Request for a payment “plan” by which the minimum annual lease payment of \$66,574.74 would be split into three (3) increments of \$22,191.58 the first installment to be paid by May 23, 2008 the next installment to be paid by June 23, 2008 and the final installment will be paid by July 23, 2008.

Item #2 – Mr. Bill Patterson – Lazy Days Beach Rental – Requests approval for Mr. Patterson d/b/a Lazy Days Beach Rentals to receive the Beach Service license to provide beach chairs and umbrellas for the beach behind Regency Towers, provided all guidelines and criteria of the Board Beach Rental Policy are followed.

Item #3 – Sunrise Hospitality of Pensacola Beach, LLC – 14 Via de Luna – Gulfside – Request by Sunrise Hospitality of Pensacola Beach, LLC a/k/a Beachside Resorts to transfer the sixteen (16) units of the Windjammer parcel to the H&S Development, LLC a/k/a Hampton Inn Parcel.

Item # 4 – Little Sabine, Inc. f/k/a Holiday Inn (proposed Indigo Hotel) – 165 Fort Pickens Road – request to renegotiate the percentage amount paid for gross sales. The Committee unanimously recommended moving this item to the April 23, 2008 Committee meeting for more discussion.

Item # 5 – The Dock - #4 Casino Beach Boardwalk – Request to sublease to Yancy Spencer IV to conduct morning water safety classes for children and to operate a concession to rent beach paraphernalia subject to specific guidelines, being properly insured and paying the applicable fees.

B. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE, (2-27-08) Mr. John Peacock, Chairman

The Committee unanimously recommends acceptance of the following items:

Item # 1 – Malcolm Pfeiffer – 703 Panferio Drive – Lot 7, Block 18, Villa Segunda – adjacent to Santa Rosa Sound – Request to construct a 4' X 223' dock with a 12' X 8' terminal platform with two (2) additional mooring pilings and an uncovered boat lift, subject to execution of a pier amendment and obtaining

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permits from the Florida Department of Environmental Protection (FDEP) and Escambia County Building Inspections Department.

Item # 2 – Jubilee’s Restaurant – 400 Quietwater Beach Boardwalk – adjacent to Santa Rosa Sound – Request to erect a concession area, i.e. (1) pavilion, (2) beach stages, (6) portable concession booths, (2) gas light totems and appropriate landscaping on the sound side of the leasehold property, subject to meeting all applicable codes and regulations.

C. ADMINISTRATIVE COMMITTEE (3-26-08) – Mr. Elwyn Guernsey,  
Chairman

The Committee unanimously recommends approval of the following item:

Item # 1 – Report on Financial Statements and Expenditures.

The Committee unanimously recommends approval of the following item:

Item # 2 – Board Policy on Out of County Travel for the Authority’s Chairman or his designee to attend the Florida Governor’s Conference without seeking Board approval each year.

The Committee unanimously recommends approval of the following item:

Item # 3 – Board Policy on Use, Management and Retention of E-mail subject to sign-off by the Authority’s legal counsel.

The Committee denied the approval of the following item, with Mr. Elwyn Guernsey voting in the negative:

Item # 4 – Request for Proposals for Legal Services. The Board denied the request for issuance of an RFP for Legal Counsel.

The Committee unanimously accepted the following report:

Item # 5 – Report on the calendar of events for Pensacola Beach.

The Committee unanimously recommends approval of the following item:

Item #6 – Disposition of property.

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The Committee unanimously accepted the following report:

Item #7 - The Committee unanimously accepted the independent accountants report on applying agreed upon procedures.

**Upon motion of Mr. Elwyn Guernsey, seconded by Mr. John Peacock, the Committee unanimously adopted the Consent Agenda. (5-0)**

REGULAR AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (2-27-08) Mr. John Peacock, Chairman

Item #1 – A & CH Properties, LLC – 701 Pensacola Beach Boulevard a/k/a The Palace – Request for special exception/conditional use to allow for the hotel development to be increased from thirty (30) to fifty (50) units per acre. (Moved to Regular Agenda for further discussion) (Staff report by Matt Mooneyham)

Staff presented a Power Point presentation of the conceptual plans to the Board. Mr. Matt Mooneyham indicated that the rooms would be approximately 612 to 640 square feet, and the building would be twenty (20) stories. Ms. Bohannon voiced her concern about additional parking. Mr. Mooneyham explained that additional parking would not be necessary because this is a true hotel and not a condominium. Ms. Bohannon inquired if parking for the marina had been taken into account. Mr. Mooneyham answered in the affirmative. Ms. Bohannon asked what would happen if the marina decided to expand. Mr. Mooneyham explained that this would be an issue for the DEP. Mr. Paul Flounlacker addressed the Board and stated that the captain of the marina is excited about the project. Mr. Prather expressed concern regarding the demonstration of need for the expansion from thirty (30) to fifty (50) units per acre. He went on to explain that policy clearly states that it is the developer's responsibility to demonstrate that need. Mr. Carlos Shaffron explained that building only thirty (30) rooms would not be cost effective in recouping development costs. However, fifty (50) rooms would support the debt ratio.

**Upon motion of Mr. John Peacock, seconded by Mr. Elwyn Guernsey, the Board unanimously recommended the approval of the request for special exception/conditional use to allow for the hotel development to be increased from thirty (30) to fifty (50) units per acre, subject to payment of a**

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**consideration fee of \$69,690 within thirty (30) days of submission of the conceptual plans. (5-0)**

B. ADMINISTRATIVE COMMITTEE (3-26-08) Mr. Elwyn Guernsey, Chairman

Item #1 – Discussion on e-mailing Board packets on Friday prior to a meeting – referred from March 26, 2008 Committee meeting. (Staff report by Matt Mooneyham)

Mr. Mooneyham explained that e-mailing Board packets would reduce printing and transportation costs, as the packets are currently delivered to the Board members. Ms. Bohannon suggested that packets continue to be printed and delivered the Friday prior to meetings and that Board members should be accountable for bringing their books to the Wednesday meeting, thus eliminating the second printing of each packet. Mr. Peacock expressed his interest in a trial period of e-mailing packets. Dr. Campanella suggested the amount of backup in each packet is unnecessary and should be reduced unless requested. Mr. Peacock suggested that Mr. Lee use his discretion as to what should be included in the backup material. Ms. Bohannon said she would be happy to pick up her book from the SRIA office. Mr. Peacock suggested posting the packets on a website. Mr. Mooneyham will meet with the I/T department to discuss this option.

**This item was moved to the April 23, 2008 Committee Meeting.**

Item #2 – Prior years' payment of Legal Services. (Staff report by Executive Director Buck Lee)

Mr. Lee announced that he is trying to hold down legal cost to somewhere between \$1,200 to \$1,500 per month. Mr. Stebbins has agreed to be available fifteen (15) minutes prior to meetings to answer any staff questions, thus limiting the number of communications between the staff and legal counsel. Dr. Campanella suggested that legal costs have risen since Hurricane Ivan as there are more lease defaults. A lengthy discussion followed.

**This item was for review only.**

C. SPECIAL PROJECTS COMMITTEE (3-26-08) Mr. Fred Gant, Chairman, was absent.

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Item #1 – RFP (Request for Proposal) for development of Core Area - referred from March 26, 2008 Committee meeting. (Staff report by Dave Hemphill)

Mr. Hemphill noted that a side variance would have to be granted if the developer were to use the current SRIA property. Ms. Bohannon suggested that waterfront property would be a more attractive option for a developer. Mr. Lee responded that Jubilee has access to the beach behind the Circle K. Mr. Peacock suggested that Vision 2010 is looking for something other than a hotel in the Core Area. A brief discussion followed.

**A complete RFP will be presented by Mr. Dave Hemphill at the April 23, 2008 Committee Meeting.**

11. NEW BUSINESS

Item #1 – Request to provide an additional \$25,000 from contingency funds to the Pensacola Beach Chamber of Commerce for advertising Pensacola Beach Chamber of Commerce sponsored events. (Staff report by Executive Director Buck Lee)

**Upon motion of Mr. Vernon Prather, seconded by Mr. John Peacock, the Board unanimously recommended approval of using \$25,000 from the Contingency Budget for Chamber advertising to be replaced by monies from the receipt of consideration fees paid by The Palace upon approval of conceptual plans. (5-0)**

Item # 2 – Award of resurfacing contract – Via de Luna shopping center parking lot. (Staff report by Executive Director Buck Lee)

Mr. Lee stated that in the pre-bid meeting it was made clear to all of the contractors who submitted proposals that no change orders would be accepted. The Board asked Mr. Stebbins if it was required that they choose the lowest bidder. He acknowledged that the award should go to the lowest and best bidder; it was at the discretion of the Board to choose who the best contractor would be. Mr. Prather pointed out that there were some significant time delays with the completion of the Via de Luna expansion project. And, although SRIA did eventually sign off on the project initially, the work was not satisfactory. The Board discussed eliminating both the highest and lowest bids and using the two bids in the middle as a guide to median costs.

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**Upon motion of Mr. Elwyn Guernsey, seconded by Mr. John Peacock, the Committee awarded the Via de Luna shopping center resurfacing contract to Gulf Atlantic, Inc., provided there will be no change orders. (4-1) Mr. Vernon Prather opposed this motion.**

Item #3 – Mr. Robert L. Fox – Hemingway’s Island Grill – 400 Quietwater Beach Road #16 sublease to Pensacola Beach Holdings – Request approval for a liquor license for the Portofino 1 Ferry boat which travels back and forth from Hemingway’s and the Portofino Condominium development. (Staff report by Executive Director Buck Lee)

**Upon motion of Mr. Elwyn Guernsey, seconded by Mr. John Peacock, the Board approved the request for a liquor license for the Portofino 1 Ferry boat which travels back and forth from Hemingway’s and the Portofino Condominium development. (4-1) Ms. Tammy Bohannon opposed this motion.**

12. REPORTS

A. EXECUTIVE DIRECTOR’S REPORT

Mr. Lee submitted his monthly report for the review of the Board. He informed the Board that the ECAT trolley service would commence May 16, 2008 and end September 1, 2008. The trolley will run between the Core Area, Fort Pickens and Portofino. A packet was presented to the Board members regarding electric vehicles that some Pensacola Beach residents wish to purchase. They are street legal and have a top speed of about twenty-five (25) miles per hour. Mr. Lee briefly told the Board about his experiences at the National Hurricane Conference. Mr. Lee stated that if he is given approval by the BCC, he will take down the barricades at the Toll Facility.

B. ATTORNEY’S REPORT

Mr. Stebbins submitted his monthly report for the review of the Board. He explained that there is currently litigation involving a drowning in 2003 behind the Holiday Inn. Currently the trial is scheduled to begin September 29, 2008 and is expected to last five (5) to seven (7) days. One month prior to the trial there will be a motion to dismiss the case. Although he is not at liberty to discuss the facts of the case he feels that it has less merit than the last drowning case he litigated on behalf of SRIA.

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C. ENGINEER'S REPORT

Mr. Hemphill submitted his monthly report for the review of the Board. Mr. Hemphill stated that every project that is undertaken on Pensacola Beach is being modified for handicap accessibility.

13. VISITOR'S FORUM

No one wished to address the Board at this time.

14. BOARD MEMBER'S FORUM

Mr. Guernsey wished to thank Mr. Stebbins for his letter of March 28, 2008 foregoing the annual 5% increase in the hourly rate for attorney's fees for 2008.

There being no further business before the Board, the meeting was adjourned at 7:00 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.)