



PENSACOLA BEACH

SANTA ROSA ISLAND AUTHORITY

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PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
MAY 9, 2007

1-3. A regularly scheduled meeting of the Authority was held on Wednesday, May 9, 2007, beginning at 5:00 p.m. Members in attendance were: Mr. Vernon Prather, Dr. Thomas Campanella, Ms. Tammy Bohannon, Mr. John L. Peacock, Jr., and Mr. Kelly Robertson. Board member absent was Mr. Fred Gant. Mr. Prather, Chairman, called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES---REGULAR BOARD MEETING (4-11-07)

Upon motion of Mr. Robertson, seconded by Dr. Campanella, the board unanimously approved the minutes of the April 11, 2007 regular board meeting. (5-0)

5-6. CHANGES/ADDITIONS/ADOPTION OF AGENDA

Upon motion of Mr. Peacock, seconded by Ms. Bohannon, the agenda was unanimously adopted with the following changes: Added Item #3 to Old Business regarding conceptual approval for reconstruction of The Clarion; Added Item #6 to New Business regarding a proposed ground lease agreement with H & S Development d/b/a The Hampton. (5-0)

7. CHAIRMAN'S COMMENTS

Mr. Prather asked that the board members continue to review their notes regarding the ongoing discussions on the definition of a hotel/motel unit.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Due to the absence of Ms. Sandy Johnston, Manager of the Pensacola Beach Visitor's Information Center (VIC), there was no VIC report.

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CONSENT AGENDA

9. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (4-25-07) – Mr. Fred Gant,
Chairman

The committee unanimously recommends denial of the following item:

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

The committee unanimously recommends approval of the following item:

Item #4 – Mr. Chuck Nicholson – Request to add liquor sales to the license for Cabana Club, operating as a sublease from Beach Marina, subject to payment of the appropriate percentage fees per the established policy

The following items were held in committee:

Item #5 – Issue of Hiring a Consultant to Develop a Visioning Statement for Pensacola Beach

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

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (4-25-07) – Mr.
Kelly Robertson, Chairman

The committee unanimously recommends approval of 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

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

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

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,

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seating and waiting area with portable shade structures for Hemingway's customers

C. ADMINISTRATIVE COMMITTEE (4-25-07) – Ms. Tammy Bohannon,
Chairman

The committee unanimously recommends approval of the following item:

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

The committee unanimously recommends acceptance of the following item:

Item #2 – Report on Financial Statements and Expenditures

D. OPERATIONS COMMITTEE (4-25-07) – Dr. Thomas Campanella,
Chairman

The committee unanimously recommends approval of the following items:

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
Memorial Park"

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

**Upon motion of Mr. Peacock, seconded by Mr. Robertson, the board unanimously
approved the consent agenda as published. (5-0)**

REGULAR AGENDA

10. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (4-25-07) – Mr. Fred Gant,

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 operating
as a true hotel; construction of 10,000 square feet of meeting space; 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 at

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a cost of \$3,030/unit. A discussion followed during which the board heard comments by Mr. David Brannen and Mr. Lucian Dancaescu.

Upon motion of Mr. Peacock, seconded by Ms. Bohannon, the board unanimously approved granting the special exception for the Best Western Hotel, 16 Via de Luna to enable construction of a maximum of 50 hotel units per acre subject to operating as a true hotel; construction of 10,000 square feet of meeting space; 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 at a cost of \$3,030/unit with the caveat that the consideration fee may be paid within thirty days following conceptual approval of the project and the funds be earmarked for capital improvement.

Item #3 – Mr. Gary Powell on behalf of Pensacola Beach Holdings d/b/a Portofino Boardwalk – 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; staff approval of the size of each seating area and of the barricades, if any, prior to their location; and with the provision that the master leaseholder be held responsible for clean-up and maintenance of the license area (Recommended for approval on a vote of 2-1 with Dr. Campanella voting in the negative)

Staff presented the committee’s recommendation, as published, and a brief discussion followed.

Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board unanimously approved the recommendation of the committee, as published. (5-0)

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (4-25-07) – Mr. Kelly Robertson, Chairman

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 reported that alternatives were investigated and recommended that the request be granted as originally recommended for a 4’ x 176’ ground level wooden walkway from an existing residential structure over a public vegetated sensitive area to access the sound side beach with no landing at the terminus, subject to removal of the walkway at SRIA request should the need arise. A brief discussion followed.

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Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board unanimously approved the request by Dr. C. J. Adkins, 713 Panferio Dr. to construct a 4' x 176' ground level wooden walkway from his existing residential structure to access the sound side beach with no landing at the terminus and subject to removal of the walkway at SRIA request should the need arise. (5-0)

C. OPERATIONS COMMITTEE (4-25-07) – Dr. Thomas Campanella,
Chairman

Item #1 – Mr. Dave Hemphill – Presentation of proposal on cost to prepare a detailed cost estimate to relocate Pensacola Beach Boulevard/Via de Luna and place a parking garage in the core area on the sound side of Pensacola Beach

Mr. Dave Hemphill, SRIA engineering representative, gave a presentation on proposed locations and costs to construct a parking garage on Pensacola Beach, and a discussion followed during which the board referred this item to the committee for additional discussion.

11. OLD BUSINESS

Item #1 – Discussion and Action Regarding the Definition of a Hotel/Motel

Mr. Prather asked that this item be moved forward to the next workshop scheduled for Tuesday, May 22, 2007 at 11:30 a.m. at the Santa Rosa Island Authority. A brief discussion followed.

Item #2 – General Manager and Department Manager's Goals and Objectives

Mr. Peacock said that he spent time with the General Managers and the Department Managers and discussed the development of the goals and objectives, which were required per the General Manager's employment contract. A discussion followed during which the Manager noted that he would update the goals and objectives every four months.

Upon motion of Mr. Peacock, seconded by Dr. Campanella, the board unanimously accepted the report on Goals and Objectives, as presented by the Manager. (5-0)

A discussion then ensued regarding the authority of the General Manager to direct the activities of SRIA contractors.

Item #3 – Adache Groups Architects on behalf of Sun Ray Village Owners' Association, Inc. f/k/a The Clarion, 20 Via de Luna – Request for conceptual approval to construct a 19 story hotel, replacing structures destroyed by Hurricane Ivan

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Staff reviewed the background, stating that a revised plan was submitted for a 19 story structure with 216 units, an average room size of 1,289 square feet, and 5,000 square feet of conference room space. A discussion followed during which the board heard comments by Mr. Lucian Dancaescu and Mr. David Brannen.

Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board unanimously voted to refer the request to the May 23, 2007 committee meetings. (5-0)

12. NEW BUSINESS

Item #1 – Mr. Mike Nixon on behalf of H & S Development, LLC d/b/a The Hampton Inn – Request for approval to offer Segway Rentals from Funntasia & Tiki Island (Charles “Chic” Demereau, Owner)

Staff recommended approval of the request on a 90-day trial basis, subject to a speed limitation of typical walking speed; restriction on the usage of the Segways to the multi-use recreation trail (bike Path) on Ft. Pickens Road; staff approval of the route the customers will use to access the recreation trail from the rental location; payment of 5% percentage fees; provision of a certificate of insurance naming the Santa Rosa Island Authority as an additional insured; execution of a hold harmless agreement; revocation of the approval at any time during the trial period should the Segway usage prove to not be in the best interest of the general public using the recreational trail under their own manpower. Staff further recommended that the approval be subject to not blocking the fire access and certification that the device meets the Florida Statutes for public assistance devices. A discussion followed during which the board heard comments by Mr. Bill Towey and Mr. Chic Demereau.

Upon motion of Mr. Robertson, seconded by Dr. Campanella, the board unanimously approved the request by Mr. Mike Nixon on behalf of H & S Development, LLC d/b/a The Hampton Inn to offer Segway Rentals from Funntasia & Tiki Island under the sublease to Mr. Charles “Chic” Demereau, per the terms of the recommendation, as presented by staff. (5-0)

Item #2 – Ms. Tiffany D’Alemberte, Tiffany’s on the Beach – Request for approval to sublease to Chad E. Davis to continue operations as Tiffany’s on the Beach, a fast food restaurant serving beer and wine

Staff recommended approval of the request, as presented, subject to payment of percentage fees per the standard policy.

Upon motion of Ms. Bohannon, seconded by Mr. Peacock, the board unanimously approved the request by Ms. Tiffany D’Alemberte, Tiffany’s on the Beach for

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approval to sublease to Chad E. Davis to continue operations as Tiffany's on the Beach, a fast food restaurant serving beer and wine. (5-0)

Item #3 – Award of Bids

A. Toll Facility Personnel

Mr. Lee noted that the Selection Review Committee met that afternoon at 4:30 and agreed to accept the proposal as presented by AccuStaff. A brief discussion followed.

Upon motion of Mr. Robertson, seconded by Ms. Bohannon, the board unanimously agreed to accept the proposal from Accustaff for operation, management and maintenance of the Bob Sikes Bridge Toll Facility. (5-0)

B. Causeway Property

Staff recommended acceptance of the bid in the amount of \$600,000 from Prom Queen II, LLC for the right to enter into negotiations on a lease for the undeveloped causeway property from the northern edge of the overflow parking lot adjacent to the proposed Grand Marlin Marina to the southern edge of the undeveloped property north of Radical Rides. A brief discussion followed during which the Manager noted that the proposed leaseholder will meet with staff to negotiate the terms of the lease on the property, which will then be presented to the board for approval.

Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board unanimously approved awarding the bid for purchase of the causeway property to Prom Queen II, LLC with a bid of \$600,000. (5-0)

Item #4 – Toll Facility Budget

The Manager presented the 2008 toll facility budget in the amount of \$597,260, noting that the toll facility budget is coordinated with the Escambia County Board of County Commissioners. He said that staff recommended approval of the budget, as presented. A discussion followed.

Upon motion of Mr. Robertson, seconded by Dr. Campanella, the board unanimously accepted the 2008 budget for the Bob Sikes Bridge Toll Facility, as presented by staff. (4-0 with Ms. Bohannon temporarily absent from the meeting)

Item #5 – Discussion on Contracts for Professional Services

Mr. Peacock said that he felt it was prudent for the board to regularly review contracts for consideration of issuance of Requests for Proposals and a brief discussion followed.

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Upon motion of Dr. Campanella, seconded by Mr. Peacock, the board unanimously approved referring the issue of contracts to the May 23, 2007 Administrative Committee for further discussion. (5-0)

Item #6 – Mr. Julian MacQueen, H & S Development, LLC d/b/a The Hampton Inn – Request for Approval of Proposed Agreement of Ground Lessor and Lease Amendment

The board heard comments by Mr. Julian MacQueen and a discussion followed. **Upon motion of Mr. Robertson, seconded by Ms. Bohannon, the board unanimously voted to authorize the chairman to sign the Proposed Agreement of Ground Lessor and Lease Amendment for the Hampton Inn upon completion of legal review. (5-0)**

13. REPORTS

A. MANAGER'S REPORT

The Manager noted that his report was published for the information of the board.

B. ATTORNEY'S REPORT

Mr. Mike Stebbins, SRIA co-counsel, said that the Attorney's Report was included for the information of the board. Mr. Peacock indicated that he would like additional information on the attorneys' fees and charges.

C. ENGINEER'S REPORT

Mr. Dave Hemphill, SRIA engineering representative, stated that his report was also published for the board's information. He said that several projects were ongoing. He said the ribbon-cutting for the new Public Safety Facility was scheduled for Tuesday, May 22, 2007 and that twenty-four picnic shelters and a dune walkover will be reconstructed at Ft. Pickens Recreation Park. He then presented the following change orders for approval:

1. A change order in the amount of \$2,186.25 in the contract with Coastal Marine Construction to change the hand rails at the dune walkovers from galvanized to aluminum. A brief discussion followed.

Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board unanimously approved a change order in the amount of \$2,186.25 in the contract with Coastal Marine Construction change the hand rails at the dune walkovers from galvanized to aluminum. (5-0)

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2. A change order in the amount of \$1,800 in the contract with Sunrise Construction to change the hand rails at the dune walkovers from galvanized to aluminum.

Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board unanimously approved a change order in the amount of \$1,800 in the contract with Sunrise Construction to change the hand rails at the dune walkovers from galvanized to aluminum. (5-0)

3. A change order in the amount of \$46,671.75 in the contract with Roads, Inc. for additional work on the improvements to the Quietwater Boardwalk parking lot and lighting. A brief discussion followed.

Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board unanimously approved a change order in the amount of \$46,671.75 in the contract with Roads, Inc. for Quietwater Boardwalk Parking Lot and Lighting for additional removal of sand/clay base material; additions associated with the new entrance; removal and replacement of curbs due to drainage; additional white sand and additional asphalt leveling. (5-0)

14. VISITORS FORUM

No one wished to address the board during Visitor's Forum.

15. BOARD MEMBERS FORUM

Ms. Bohannon discussed the issue of adopting regulations and a general discussion ensued regarding growth in Escambia County. A discussion then took place on the hotel/motel definition. Mr. Peacock noted that the Blue Angels are an important part of Pensacola Beach and asked that staff investigate the possibility of locating a recognition plaque in their honor in the area of the gulf side pavilion.

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There being no further business before the board, the meeting adjourned at 7:45 p.m.

CHAIRMAN

SECRETARY

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