

PENSACOLA BEACH

SANTA ROSA ISLAND AUTHORITY

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JUNE 13, 2007

1-3. A regularly scheduled meeting of the Authority was held on Wednesday, June 13, 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., Mr. Kelly Robertson, and Mr. Fred Gant (arrived at 6:47 p.m.). Mr. Prather, 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 (5-29-07)

Mr. Prather announced that the minutes for the May 9, 2007 regular board meeting were not available and would be presented in June.

Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board unanimously approved the minutes of the May 29, 2007 special board meeting. (5-0)

5-6. CHANGES/ADDITIONS/ADOPTION OF AGENDA

Mr. Prather announced that Mr. Gant would be arriving later in the meeting.

Upon motion of Mr. Robertson, seconded by Mr. Peacock, the agenda was changed as follows: Moved Items #12(1) regarding the definition of a hotel/motel and #11(B)(3) regarding conceptual approval for the Clarion Hotel to the conclusion of the agenda; updated Item #10(A)(2) from Venus Industries, LLC to Lucky Couple, LLC. Upon motion of Mr. Peacock, seconded by Mr. Robertson, the agenda was unanimously adopted with the following additional changes; added Item #6 to New Business regarding a report on the contingency account; added Item #7 to New Business regarding a temporary liquor license for Tiki Motel. (5-0)

7. CHAIRMAN'S COMMENTS

The chairman had no further comments.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Sandy Johnston, Manager of the Pensacola Beach Visitor's Information Center

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JUNE 13, 2007

(VIC) distributed her published report to the board members, noting that the number of visitors for May 2007 was 3,543, as compared to 2,489 in the same month last year. She called the board's attention to the top ten original locations both within the United States and internationally, as well as the reasons for their visits. Ms. Johnston said that *Florida Trend* magazine requested information from the chamber regarding visitor statistics to assist them in keeping track of the visitors.

She said that when Lt. Commander Davis of the Blue Angels lost his life during a recent performance, she asked the team what the chamber could do and was asked to put on a fund raiser for the Make a Wish Foundation. She displayed tee shirts that had been designed for the fund raiser, stating that the shirts were on sale at Island Style retail store.

9. DR. RICK HARPER - VISIONING ON PENSACOLA BEACH

Dr. Rick Harper, Director of the Haas Center for Business Research with oversight authority over the Whitman Center for Public Service, appeared before the board, stating that, at the request of the Manager, he reviewed the previous studies and proposals prepared for the Santa Rosa Island Authority. He noted that his agency was not able to do the work. He said that the most appropriate agency from whom to solicit bids was an architectural/engineering consulting firm. A brief discussion followed.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (5-23-07) – Mr. Fred Gant,
Chairman

The committee unanimously recommends approval of the following items:

Item #1 – Mr. William H. Mitchem on behalf of Beach Marina, Inc., 655 Pensacola Beach Boulevard – Request for approval to assign lease for Beach Marina to Pensacola Beach Marina, LLC

Item #2 – Mr. Fred Simmons d/b/a W.A.S., Inc., 69 Via de Luna (formerly Geronimo's and the Veterinary Office) – Request for approval to sublease to Angelika Simmons, Lucky Couple, LLC d/b/a Paradise Outpost – a retail bazaar

Item #3 – Mr. Phil Napier d/b/a Prom Queen II (f/k/a Coconuts by the Sea), 400 Pensacola Beach Boulevard – Request for six-month extension to reconstruction deadlines

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JUNE 13, 2007

Item #5 - Mr. Raymond F. Newman, Jr. on behalf of Santa Rosa Dunes Condominiums, 900 Ft. Pickens Road – Request for inclusion of an option to renew in the master lease

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (5-23-07) – Mr. Kelly Robertson, Chairman

The committee unanimously recommends approval of the following item:

Item #1 – Mr. Charles “Chic” Demerau, Funntasia & Tiki Island – 2 Via de Luna - sublease to H & S Development - Request to erect two portable structures (a hot dog cart & cooler and a water basketball game) on leasehold property

The committee unanimously approved the following item (AEC approval only—no board action required):

Item #4 – Mr. Larry W. Entrekin, 1593 and 1597 Bulevar Menor, Santa Rosa Villas Subdivision (Sound Side) – Request for approval to construct four-foot (4’) high side fences and four foot (4’) high front fences on both leaseholds

C. ADMINISTRATIVE COMMITTEE (5-23-07) – Ms. Tammy Bohannon, Chairman

The committee unanimously recommends acceptance of the following item:

Item #2 – Report on Financial Statements and Expenditures

Upon motion of Mr. Peacock, seconded by Ms. Bohannon, the board unanimously adopted the consent agenda, as published. (5-0)

REGULAR AGENDA

11. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (5-23-07) – Mr. Fred Gant,

Item #4 – Proposed Lease for Causeway Property

Staff recommended approval of the lease, as drafted by legal counsel in accordance with discussions with staff and the new leaseholder, and a discussion followed.

Upon motion of Mr. Robertson, seconded by Dr. Campanella, the board unanimously approved the proposed lease between Prom Queen II, LLC, and the Santa Rosa Island Authority for lease of the causeway property, as drafted by

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JUNE 13, 2007

legal counsel. (5-0)

Items #6 & #7 – Parking Garage/Visioning Project (referred from May 23 committees)

The board heard comments from Mr. Tommy Chavis, 1411 Ariola Drive regarding the proposed locations for a parking garage. Mr. Peacock said he had been contacted by several interested parties regarding this item and, with the chairman's permission, would like to pursue this effort, reporting to the board at a future meeting. The chairman indicated his agreement. Additional discussion followed at which time the board members agreed to forward this item to the June committees for further discussion regarding possible issuance of a Request for Proposals (RFP).

Item #8 – Issue of assessing lost lease fees for prolonged commercial closures and additional extension requests (previously held in committee; referred from May 23 committees to June 13 regular board agenda)

The Manager reviewed the background on this item, providing the board with various options through which they could address the lost lease fees for prolonged commercial closures, and a discussion followed.

Upon motion of Mr. Peacock, seconded by Ms. Bohannon, the board unanimously voted not to seek lost percentage fee revenues as a result of prolonged commercial closures. (5-0)

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (5-23-07) – Mr. Kelly Robertson, Chairman

Item #1 – Mr. Charles "Chic" Demerau, Funntasia & Tiki Island – 2 Via de Luna - sublease to H & S Development - Request to construct a water balloon game structure on leasehold property

Staff recommended approval of the request subject to provision of engineered plans that meet the building code and obtaining the required permit from Escambia County Building Inspections.

Upon motion of Mr. Peacock, seconded by Mr. Robertson, the board unanimously approved the request by Mr. Charles "Chic" Demerau, Funntasia & Tiki Island to construct a water balloon game structure on leasehold property, subject to provision of engineered plans that meet the building code and obtaining the required permit from Escambia County Building Inspections. (5-0)

Item #2 – Ms. Beverly Boswell – Sandshaker Lounge & Package Store, LLC, sublease to Little Sabine Investments – 731 Pensacola Beach Boulevard – Extension of time until

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JUNE 13, 2007

June 14, 2008 to operate a mobile food unit on the south side of the Sandshaker building, subject to the applicant submitting plans for a permanent structure by April 1, 2008.

Ms. Sue Smith presented the committee's recommendation to approve a one-year extension, until June 14, 2008, to operate the existing mobile food unit on the south side of the Sandshaker building, subject to the applicant submitting plans for a permanent structure by April 1, 2008.

Upon motion of Mr. Peacock, seconded by Dr. Campanella, the board unanimously approved the request by Ms. Beverly Boswell, Sandshaker Lounge & Package Store, LLC, for a one-year extension, until June 14, 2008, to operate the existing mobile food unit at the Sandshaker, subject to the applicant submitting plans for a permanent structure by April 1, 2008. (5-0)

Item #3 – Sun Ray Village Owners Association, Inc., f/k/a. The Clarion – 20 Via de Luna – Request for conceptual approval to construct a 216 unit, 19 story fractional hotel, with an average room size of 1,289 square feet, and 5,000 square feet of conference room space, replacing structures destroyed by Hurricane Ivan (referred from May 9, 2007 board meeting)

This item was addressed at the conclusion of the meeting.

C. ADMINISTRATIVE COMMITTEE (5-23-07) – Ms. Tammy Bohannon,
Chairman

Item #1 – Discussion on Contracts for Professional Services (Referred from May 9, 2007 board meeting for review of draft Request for Proposals (RFP) for Advertising Services)

Mr. Lee presented a draft of the RFP for advertising services, and a discussion followed.

Upon motion of Mr. Peacock, seconded by Ms. Bohannon, the board approved the issuance of the Request for Proposals for Advertising Services as presented by staff. (4-1 with Dr. Campanella voting against the motion)

Mr. Peacock made a motion to issue an RFP for legal services. Ms. Bohannon seconded the motion. A discussion followed. The motion failed on a vote of 2-3 with Mr. Peacock and Ms. Bohannon voting for the motion; Mr. Prather, Dr. Campanella and Mr. Robertson voting against the motion.

D. OPERATIONS COMMITTEE (5-23-07) – Dr. Thomas Campanella,
Chairman

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JUNE 13, 2007

Item #1 – Proposed Criteria for Speed Bumps

The Manager noted that the committee unanimously recommended that staff draft speed bump criteria to present at this board meeting. He then presented the proposed criteria for installation of speed bumps on Pensacola Beach, and a discussion followed.

Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board unanimously approved the criteria for installation of speed bumps on Pensacola Beach, as presented by staff. (5-0)

12. OLD BUSINESS

Item #1 – Definition of a Hotel/Motel Unit

(This item was addressed at the conclusion of the meeting.)

13. NEW BUSINESS

Item #1 – Mr. Bill Goliwas on behalf of A & CH Properties, LLC (formerly operating as The Palace), Pensacola Beach Boulevard – Request for approval to sublease to Mr. Georges Van Nevel d/b/a Van Nevel Helicopters, Inc. for the purpose of operating a helicopter ride concession

Staff recommended denying the request for a sublease due to congestion and public safety concerns at this location, and a discussion followed during which the board heard comments by Mr. Georges Van Nevel.

Upon motion of Mr. Peacock, seconded by Mr. Robertson, the board approved the request by Mr. Bill Goliwas on behalf of A & CH Properties, LLC (formerly operating as The Palace), for approval to sublease to Mr. Georges Van Nevel d/b/a Van Nevel Helicopters, Inc. for the purpose of operating a helicopter ride concession pending resolution of the default issues on the master lease; development of language to terminate the sublease if any issues arise; staff approval of the tour route; approval of applicable construction by the Department of Environmental & Developmental Services; sodding of the entire area; staff level approval for the ticket kiosk and signs; execution of a hold harmless agreement and issuance of a certificate of insurance naming the Santa Rosa Island Authority as an additional insured. (4-1 with Dr. Campanella voting in the negative)

Item #2 – Mr. Bob Savage, Pensacola 3, LLC – 649 Pensacola Beach Boulevard – Request for approval to sublease to Mr. Scott Magnes, Magnes Enterprises, Inc. d/b/a Domino's Pizza, a carry out and delivery pizza service

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JUNE 13, 2007

Staff recommended approval of the request, subject to payment of the appropriate percentage fees.

Upon motion of Mr. Peacock, seconded by Dr. Campanella, the board unanimously approved the request by Mr. Bob Savage, Pensacola 3, LLC, 649 Pensacola Beach Boulevard, for approval to sublease to Mr. Scott Magnes, Magnes Enterprises, Inc. d/b/a Domino's Pizza, a carry out and delivery pizza service, subject to payment of the appropriate percentage fees. (5-0)

Item #3 – Appointment to Fill Administration & Leasing Manager Position

The Manager recommended confirmation of his selection of Ms. Sharon B. Santurri to fill the upcoming vacancy for the position of Administration and Leasing Manager for the Santa Rosa Island Authority.

Upon motion of Mr. Peacock, seconded by Mr. Robertson, the board unanimously approved the appointment of Ms. Sharon B. Santurri as Administration and Leasing Manager for the Santa Rosa Island Authority. (5-0)

Item #4 – Ms. Deb Friedman – 2008 Mardi Gras Activities & Funding

Ms. Deb Friedman with the Association of Krewes distributed and reviewed a schedule for the 2008 Mardi Gras activities, and a discussion followed during which Ms. Friedman asked that the board restore the budget for Mardi Gras activities to its pre-Ivan funding level of \$25,000.

Upon motion of Mr. Peacock, seconded by Dr. Campanella, this item was continued until the June 27 committee meetings to allow an opportunity for Ms. Friedman to provide the board with additional information. (5-0)

Item #5 – Mr. Baker Clark, 299 Ft. Pickens Rd. f/k/a Five Flags Inn – Request for extension of deadline for payment of consideration fees for special exception

Staff recommended an extension until August 15, 2007 to pay the consideration fees for the special exception granted to Five Flags Inn with no further extensions and cancellation of the special exception at that time if the fees are not paid. A discussion followed during which the board heard comments by Mr. Mal Williams.

Upon amended motion of Dr. Campanella, seconded by Mr. Peacock, the board unanimously approved the request by Mr. Baker Clark, 299 Ft. Pickens Rd., for a ninety-day (90) day extension, until September 1, 2007, for payment of consideration fees for the special exception. (5-0)

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JUNE 13, 2007

Item #6 – Update on Contingency Account

The Manager noted that he will provide regular updates on the status of the contingency account for the information of the board, and a brief discussion followed.

Item #7 – Mr. Jim Reeves d/b/a The Tiki Motel, 17 Via de Luna – Request for approval to sublease to AMR at Pensacola, Inc. (a Not for Profit affordable housing builder) to sell beer, wine, frozen margaritas and frozen daiquiris during the Pensacola Beach Air Show from July 19-21, 2007

Staff recommended approval of the request and further recommended waiver of the lease fees for the 3-day sublease due to the applicant's non-profit status.

Upon motion of Dr. Campanella, seconded by Ms. Bohannon, the board unanimously approved the request by Mr. Jim Reeves d/b/a The Tiki Motel, 17 Via de Luna, for approval to sublease to AMR at Pensacola, Inc. to sell beer, wine, frozen margaritas and frozen daiquiris during the Pensacola Beach Air Show from July 19-21, 2007, and waived the lease fees for the sublease due to the applicant's non-profit status. (5-0)

13. REPORTS

A. MANAGER'S REPORT

The Manager noted that his report was published for the information of the board. A brief discussion ensued regarding the grant for Little Sabine Bay. Mr. Peacock asked for an update on the performance objectives and measures.

B. ATTORNEY'S REPORT

Mr. Mike Stebbins, SRIA co-counsel, said that the Attorney's Report was included for the information of the board. He asked that the board hold a special board meeting on June 27 immediately prior to the regularly scheduled committee meetings to conduct a private attorney-client meeting regarding Beasley v. SRIA.

Upon motion of Mr. Peacock, seconded by Mr. Robertson, the board unanimously approved holding a special board meeting on June 27, 2007 immediately prior to the regularly scheduled committee meetings to conduct a private attorney-client meeting regarding Beasley v. SRIA. (5-0)

A discussion then ensued regarding the charges for the attorneys' fees for the Hampton Inn ground lease agreement during which the board heard comments by Mr. Julian MacQueen.

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JUNE 13, 2007

(Mr. Gant entered the meeting at 6:47 p.m.)

Upon motion of Mr. Robertson, seconded by Mr. Peacock, the board unanimously approved referring the issue of the attorneys' fees for the Hampton Inn ground lease to the June 27, 2007 committees to allow the board members an opportunity to receive and review the charges. (6-0)

C. ENGINEER'S REPORT

Mr. Dave Hemphill, SRIA engineering representative, stated that his report was also published for the board's information. He reviewed the pending construction projects, stating that Cowley Park was under construction and should be complete before the start of the school year. Upon inquiry by Ms. Bohannon, Mr. Hemphill said the road improvement project was still slated for completion by August 21, 2007. Ms. Bohannon then inquired about the condition of the construction lay down area for the road improvement project, and a discussion followed.

Upon motion of Dr. Campanella, seconded by Ms. Bohannon, the board unanimously voted to insure that the lay down area for the road improvement program has been cleaned to the board's satisfaction prior to release of the final payment. (6-0)

Additional discussion followed during which Mr. Robertson asked that Mr. Hemphill investigate the cost of a change order to place a light post at the northern end of the tennis court at Cowley Park.

Mr. Hemphill then presented the following project change orders for approval:

1. A change order in the amount of \$11,588 in the contract with Sunrise construction for demolition work at Park East.
2. A change order in the amount of \$1,800 in the contract with Floridian Construction for the roof on the Public Safety facility.

Upon motion of Mr. Robertson, seconded by Mr. Peacock, the board unanimously approved the \$11,588 change order in the contract with Sunrise Construction for demolition work at Park East and the \$1,800 change order in the contract with Floridian Construction for changes to the roof at the Public Safety facility. (6-0)

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JUNE 13, 2007

The meeting was then recessed until 7:20 p.m.

Item #12(1) – Definition of a Hotel/Motel Unit

Mr. Prather called the board's attention to the memorandum he distributed regarding their previous recommendations for a document to guide the board in assessing the definition of a hotel/motel. He recommended adopting the memorandum as guidelines, but not as formal regulations and further recommended providing the guidelines as the SRIA's recommendation to the Board of County Commissioners. A discussion followed during which the board heard comments from Mr. Jim Cox and Mr. Lucian Dancaescu, and the board took the following actions regarding the proposed guidelines:

Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board voted to adopt the guidelines, subject to any amendments that may be approved. (5-1 with Mr. Peacock voting against the motion)

Upon motion of Mr. Robertson, seconded by Mr. Gant, the board voted to adopt the memorandum as a policy. (5-1 with Mr. Peacock voting against the motion)

Upon motion of Mr. Robertson, seconded by Mr. Gant, the board approved deleting the words "but not as formal regulations" in the first sentence of the first page. (5-1 with Mr. Peacock voting against the motion)

The board first reviewed the category entitled "General Standards," making the following amendments:

Upon motion of Mr. Robertson, seconded by Dr. Campanella, the board unanimously approved emphasizing the references to rental on a "daily" basis. (6-0)

Upon motion of Ms. Bohannon, seconded by Mr. Robertson, the board unanimously approved noting that the amenities in Section #6 (restaurants, bars, lounges, conference facilities and beach concessions) be made available to the public. (6-0)

Upon motion of Ms. Bohannon, seconded by Dr. Campanella, the board voted to place a three-year limitation on retention of records for proof of compliance as referenced in Section #6. (6-0)

The board then reviewed the category entitled "Standard Hotels," making the following amendments:

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JUNE 13, 2007

Mr. Peacock made a motion to delete items 1-5 as inconsistent with the Land Development Code. The motion died for lack of a second.

Mr. Robertson made a motion to strike the word “no” on limitation of the cooking facilities in Section #3; however the motion died for lack of a second.

Upon motion of Mr. Robertson, seconded by Dr. Campanella, the board approved striking the word “not” in Section #3. (5-1 with Mr. Peacock voting against the motion.)

Upon motion of Mr. Robertson, seconded by Dr. Campanella, the board approved striking the word “decoration” in Section #4. (5-1 with Mr. Peacock voting against the motion.)

Ms. Bohannon made a motion to remove the time constraints in Section #4. Mr. Peacock seconded the motion. The motion failed on a vote of 2-4 with Ms. Bohannon and Mr. Peacock voting in favor of the motion; Mr. Prather, Dr. Campanella, Mr. Robertson and Mr. Gant voting against the motion.)

Upon motion of Ms. Bohannon, seconded by Mr. Gant, the board unanimously voted to include that the restaurants, conference facilities, and other amenities referenced in Section #6 be made available to the public. (6-0)

The board then reviewed the category entitled “Hotels with Larger Rooms,” making the following amendments:

Mr. Peacock made a motion to delete paragraphs 1, 2, 3 & 5 as inconsistent with the Land Development Code. The motion died for lack of a second.

Upon motion of Mr. Robertson, seconded by Dr. Campanella, the board voted to strike the word “not” in Section #3. (5-1 with Mr. Peacock voting against the motion.)

Mr. Robertson made a motion to revise the stay limitation in Section #4 from twelve weeks to six weeks. The motion died for lack of a second.

Upon motion of Mr. Robertson, seconded by Dr. Campanella, the board unanimously voted to delete the word “decoration” in Section #4. (6-0)

Dr. Campanella made a motion to reduce the stay limitation in Section #4 from twelve weeks to eight weeks. Dr. Campanella then withdrew his motion following

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JUNE 13, 2007

additional discussion.

Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board voted to eliminate the category "Other Hotel Developments," changing the room size in Section #1 of the category "Hotels with Larger Rooms" to 850 square feet, changing the owner occupation in Section #4 of the category "Hotels with Larger Rooms" to eight weeks. (5-1 with Mr. Peacock voting against the motion)

Dr. Campanella made a motion to place an 850 square foot size limitation in Section #1, and Mr. Prather passed the gavel and seconded the motion. The motion failed on a vote of 2-4 with Dr. Campanella and Mr. Prather voting in favor of the motion; Mr. Peacock, Mr. Gant, Ms. Bohannon and Mr. Robertson voting against the motion.

Upon motion of Mr. Robertson, seconded by Mr. Gant, the board voted to leave the room size limitation in Section #1 at 750 square feet. (4-2 with Dr. Campanella and Mr. Peacock voting against the motion)

Upon motion of Dr. Campanella, seconded by Mr. Gant, the board voted to replace twelve weeks with eight weeks per calendar year in Section #4. (5-1 with Mr. Peacock voting against the motion)

Upon motion of Mr. Robertson, seconded by Mr. Gant, the board unanimously voted to include that the restaurant and conference room facilities referenced in Section #7 be made available to the public. (6-0)

Upon motion of Ms. Bohannon, seconded by Dr. Campanella, the board voted to revise the square footage limitation in Section #1 from 750 square feet to 850 square feet. (4-2 with Mr. Peacock and Mr. Robertson voting against the motion)

Mr. Peacock made a motion to strike Section #5 referring to lease fees. Ms. Bohannon seconded the motion. The motion failed on a vote of 3-3 with Mr. Peacock, Ms. Bohannon and Dr. Campanella voting in favor of the motion; Mr. Prather, Mr. Gant, and Mr. Robertson voting against the motion.

Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board adopted the memorandum on the definition of a hotel/motel as a policy, as amended, and further approved providing the document to the Board of County Commissioners as the recommendation of the Santa Rosa Island Authority. (5-1 with Mr. Peacock voting in the negative.)

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JUNE 13, 2007

Item #3 – Sun Ray Village Owners Association, Inc., f/k/a. The Clarion – 20 Via de Luna – Request for conceptual approval to construct a 216 unit, 19 story fractional hotel, with an average room size of 1,289 square feet, and 5,000 square feet of conference room space, replacing structures destroyed by Hurricane Ivan (referred from May 9, 2007 board meeting)

Staff recommended granting conceptual approval for a 216 unit hotel, noting that final approval will be granted upon submission, review, and approval of complete building plans. A discussion followed during which the board heard comments by Mr. Lucian Dancaescu.

Upon motion of Mr. Peacock, seconded by Dr. Campanella, the board granted conceptual approval for Sun Ray Village Owners Association, Inc. f/k/a The Clarion to construct a 216 unit hotel. (4-2 with Mr. Robertson and Mr. Gant voting against the motion.)

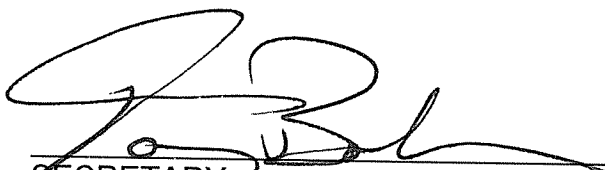
14. VISITORS FORUM

No one wished to address the board during visitor's forum.

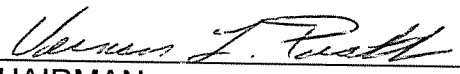
15. BOARD MEMBERS FORUM

The board members had no further comments.

There being no further business before the board, the meeting adjourned at 8:55 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.)