

**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:** March 28, 2007  
**RE:** Minutes of February 28, 2007 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, February 28, 2007. Members present were Ms. Tammy Bohannon, Dr. Thomas Campanella, and Mr. Kelly Robertson. Also present were board members Dr. Mr. Vernon Prather, Mr. Fred Gant and Mr. John Peacock. Ms. Bohannon, chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Mr. Ed Schroeder, Pensacola Visitor's Information Center – Discussion on steps taken by the Pensacola Chamber of Commerce to attract tourism

Mr. Ed Schroeder of the Pensacola Beach Chamber of Commerce made a brief presentation on tourism and a discussion followed during which the committee heard comments by Mr. Ellis Bullock, SRIA Advertising Agent. Mr. Prather then invited Mr. Schroeder to come back for updates on a quarterly basis.

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)**

Item #3 – Renaming of a portion of County Road (CR) 399 to Allen Levin Boulevard

Ms. Tammy Bohannon recommended renaming the portion of CR 399 between the eastern boundary of Calle Hermosa and the eastern boundary of Portofino Condominiums as Allen R. Levin Way in honor and memory of Mr. Levin's contributions to Pensacola Beach. A brief discussion followed during which the committee heard comments by Ms. Terri Levin.

**Upon motion of Ms. Bohannon, seconded by Dr. Campanella, the committee unanimously recommended renaming the portion of CR 399 between the eastern boundary of Calle Hermosa and the eastern boundary of Portofino**

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**Condominiums as Allen R. Levin Way and adopting a resolution in recognition of Mr. Levin's contributions to Pensacola Beach to be posted with the new road signage. (3-0)**

Item #4 – Request for approval to exercise option to renew contract for banking services with the Bank of Pensacola

Staff recommended renewal of the contract for banking service with the Bank of Pensacola for an additional two-year period in accordance with the terms of their existing contract.

**Upon motion of Dr. Campanella, seconded by Mr. Robertson, the committee unanimously recommended extending the contract for banking service with the Bank of Pensacola for an additional two-year period. (3-0)**

Item #5 – Request for approval to issue RFP (Request for Proposals) for toll facility personnel

Staff recommended issuing an RFP (Request for Proposals) to seek a firm to provide personnel services for the toll facility, and a brief discussion followed.

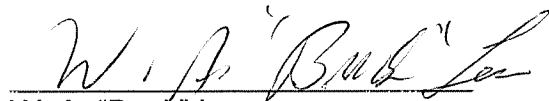
**Upon motion of Dr. Campanella, seconded by Mr. Robertson, the committee unanimously recommended issuance of an RFP for personnel services for the toll facility. (3-0)**

Item #6 – Award of Bid for Beach Tilling

Staff recommended awarding the bid for beach tilling, including the one-mile segment in the National Seashore, to Jaxcon, LLC, in the amount of \$22,799.

**Upon motion of Dr. Campanella, seconded by Mr. Robertson, the committee unanimously recommended awarding the bid for beach tilling to Jaxcon, LLC, at a bid of \$22,799. (3-0)**

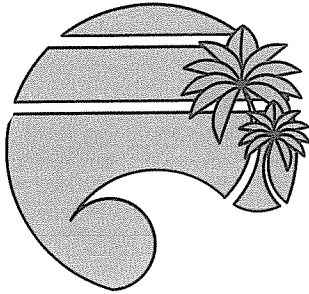
There being no further business before the committee, the meeting was adjourned.



W. A. "Buck" Lee  
General Manager

WAL:mks

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MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: March 30, 2007

RE: Minutes of February 28, 2007 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, February 28, 2007. Members present were Mr. Fred Gant, Dr. Thomas Campanella, and Mr. Vernon Prather. Also present were board members Ms. Tammy Bohannon, Mr. John Peacock, and Mr. Kelly Robertson.

Prior to the order of business, Mr. Prather noted that he distributed a copy of an ordinance proposed by Escambia County that will revise the definition of a hotel/motel room in the Land Development Code to remove the length of stay limitation, and a public hearing on the proposed ordinance was scheduled in April 2007. He announced appointment of a sub-committee comprised of himself, Mr. Robertson and Mr. Gant to study the proposal and report to the board in two weeks.

Mr. Prather then distributed a list of goals and objectives for the General Manager and asked that the board members review the information for discussion at the next committee meeting. Upon inquiry by Mr. Robertson, the sub-committee to study the definition of a hotel/motel was set to meet on Wednesday, March 7, 2007 at 11:30 a.m. for a luncheon meeting. Upon inquiry by Mr. Peacock, Mr. Prather said he would email each board member the date for the county's public hearing on the proposed revised ordinance for the hotel/motel definition.

Mr. Gant, chairman of the Administrative Committee, called the meeting to order and presented the following items:

Item #1 – Escambia County Code Enforcement – Report on joint clean-up effort of Escambia County Code Enforcement and the SRIA

Assistant County Administrator Bob MacLaughlin reported, for the information of the board, on the code enforcement effort underway to clean up Pensacola Beach as well as the upcoming April community-wide clean-up. A discussion followed.

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Item #2 – Mr. Andrew Rothfeder and Mr. Robert Rinke – Presentation on planned developments at Portofino Property

This item was held for the March 28, 2007 committees.

Item #3 – Pensacola Beach Gulf Pier – Request for changes in contract and lease extensions

Mr. Matt Dannheisser said that legal counsel met with applicants and noted that the term of years on the existing contract could not be extended without re-bidding the project. A discussion followed during which the committee heard comments by Mr. Chris Cadenhead.

**Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended that the Pensacola Beach Gulf Pier be required to comply with the terms of the existing management contract for the pier and that staff and legal counsel move forward with drafting a separate contract for management of a restaurant on the site, subject to the contractor indemnifying the Authority against any litigation as a result of the action. (3-0)**

Item #4 – Mr. Bob Savage d/b/a Pensacola 3, LLC, 649 Pensacola Beach Blvd. – Request for approval to amend lease to add use of retail

This item was held for the March 14, 2007 board meeting.

Item #5 – Mr. Henry Clay – 2 North Galvez Court – Deluna Point Subdivision – Request for additional time to make repairs to hurricane damaged residence

Staff recommended allowing Mr. Clay an additional thirty days to complete repairs with no further extensions and commencement of termination proceedings if the repairs are not complete by April 2, 2007.

**Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended allowing Mr. Henry Clay, 2 North Galvez Court, an additional thirty days to complete repairs to his storm-damaged residence, subject to resumption of the default process if the repairs are not complete by April 2, 2007. (3-0)**

Item #6 – Discussion on appraisal of causeway properties

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Ms. Bolman noted that each board member previously received a copy of the appraisal of the properties on the causeway, and the item was placed on the agenda for further discussion as to whether the board wished to lease the license area to the adjacent leaseholder of the former Coconut's by the Sea, and whether they wished to issue a public bid for the remainder of the unleased causeway property. A discussion followed during which the committee heard comments by Mr. Phil Napier.

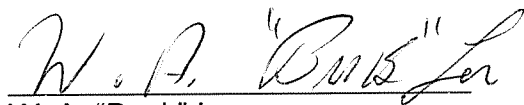
**Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended that staff negotiate with Mr. Napier on the lease of the licensed overflow parking area and issuance of a Request for Proposals on the remaining causeway properties. (3-0)**

Item #7 – Staff report on status of Implementing Plans for Future of Pensacola Beach

Ms. Bolman reviewed the background on the issue, and a discussion ensued.

**Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended that staff obtain a cost estimate for an overview from Wallace Roberts and Todd and to contact Escambia County about the Evaluation and Appraisal Report (EAR). (3-0)**

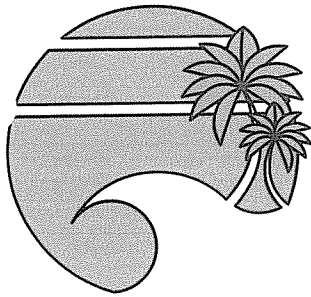
There being no further business before the committee, the meeting was adjourned.



W. A. "Buck" Lee  
General Manager

WAL:mks

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**MEMORANDUM**

**TO:** Authority Members  
**FROM:** General Manager  
**DATE:** March 30, 2007  
**RE:** Minutes of the February 28, 2007 Architectural Environmental Committee Meeting

A regularly scheduled meeting of the Architectural Environmental Committee was held on Wednesday, February 28, 2007. Members present were Mr. Kelly Robertson, Ms. Tammy Bohannon, and Mr. Vernon Prather. Also present were board members Dr. Thomas Campanella, Mr. Fred Gant, and Mr. John Peacock. Mr. Robertson, chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Dr. Chris Houser; Department of Environmental Studies, University of West Florida – Report on rip currents and damage to infrastructure

Dr. Chris Houser presented a report on rip currents and damage to infrastructure, and a discussion followed. This item was for information only.

Item #2 – Mr. & Mrs. Roy May – 216 LeStarboard Drive – Lot 18, Lafitte Cove – adjacent to Lafitte Canal – Request to encroach 20 feet into the 30 foot water side setback to construct an in-ground swimming pool, with a maximum four foot high fence enclosure

Staff recommended approval of the request, as presented, subject to receipt of letters of comment from the adjacent leaseholders, and a discussion followed.

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously recommended approval of the request by Mr. & Mrs. Roy May, 216 LeStarboard Drive, to encroach twenty feet (20') into the thirty foot (30') water side setback to construct an in-ground swimming pool, with a maximum four foot high fence enclosure. (3-0)**

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Item #3 – Mr. & Mrs. James Fordham, 1739 Ensenada Uno – Lot 3, Block 4, Santa Rosa Villas – adjacent to Santa Rosa Sound - Request to construct a 4' x 100' pier with an 8' x 12' terminal platform and one mooring pile

Staff recommended approval of the request, as presented, and a discussion followed.

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously recommended approval of the request by Mr. & Mrs. James Fordham, 1739 Ensenada Uno, to construct a 4' x 100' pier with an 8' x 12' terminal platform and one mooring pile. (3-0)**

Item #4 – Mr. James W. Smith, 135 LePort Drive – Lot 35, Lafitte Cove – entrance to Lafitte Cove Canal – Request to construct a 26' x 20' upland cut-in boat slip with a 13' x 12' boatlift and a 26' x 4' catwalk

Staff recommended approval of the request, as presented, subject to receipt of letters of comment from the Lafitte Cove Homeowner's Association, the master leaseholder, and adjacent neighbor on the south.

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously recommended approval of the request by Mr. James W. Smith, 135 LePort Drive, to construct a 26' x 20' upland cut-in boat slip with a 13' x 12' boatlift and a 26' x 4' catwalk. (3-0)**

Item #5 – Dunes Motel, Inc. d/b/a Holiday Inn Express – 333 Fort Pickens Road – Gulf side – Request to construct a new pool facility on the east side of the existing building, with a tiki bar and shaded pergola seating area (Replaces a pool destroyed by Hurricane Ivan)

Staff recommended approval to construct a new pool with a four foot high maximum fence height, with a tiki bar and shaded pergola seating area, all on the east side of the existing building, subject to removing the non-complaint retaining wall.

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously recommended approval of the request by the Dunes Motel, Inc. d/b/a Holiday Inn Express, 333 Fort Pickens Road, to construct a new pool facility on the east side of the existing building, with a tiki bar and shaded pergola seating area, subject to removal of the non-compliant retaining wall. (3-0)**

Item #6 – Mr. Phillip Napier – Prom Queen II, LLC – 400 Pensacola Beach Boulevard – adjacent to Santa Rosa Sound – Request for conceptual approval for construction of a restaurant, club and retail space on leasehold property with the following variances

1. 11 foot variance to the 50 foot north side setback
2. 10 foot variance to the 50 foot south side setback

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3. 44.2 foot variance to the 50 foot rear (water side) setback

Staff recommended conceptual approval of the request, as presented, subject to addressing the variance criteria at the March 14<sup>th</sup> board meeting and approval from the Escambia County Board of Adjustments. A brief discussion followed.

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously recommended approval of the request by Mr. Phillip Napier, Prom Queen II, LLC, 400 Pensacola Beach Boulevard, for conceptual approval to construct a restaurant, club and retail space with an eleven foot (11') variance to the 50 foot north side setback; a ten foot (10') variance to the 50 foot south side setback; and a forty-four foot (44.2') variance to the 50 foot rear setback, subject to addressing the variance criteria at the March 14<sup>th</sup> board meeting and approval from the Escambia County Board of Adjustments. (3-0)**

Item #7 – Soundside Market, LLC – Mr. Christian Mills on behalf of The Olive Drop – 5 Via de Luna – Request to construct a 60' x 60' wooden deck for use by The Olive Drop, adjacent to the north side of the Soundside Market

Staff recommended approval of the request, noting that the request would require committee-level approval only, as presented, subject to meeting all applicable codes and regulations.

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously approved the request by the Mr. Christian Mills, Soundside Market, LLC on behalf of The Olive Drop, 5 Via de Luna, to construct a 60' x 60' wooden deck for use by The Olive Drop, adjacent to the north side of the Soundside Market, subject to meeting all applicable codes and regulations. (3-0)**

Item #8 – Mr. Ted Welsh, President of the White Sands Cottages Homeowners' Association – 501-537 Fort Pickens Road – Request for steps to be attached to the beach crossover located on the west side of the White Sands Cottages, with costs to be paid by the White Sands Cottages Homeowners' Association

Staff recommended approval of the request, as presented, subject to receipt of a permit from the Florida Department of Environmental Protection (FDEP), execution of a hold harmless agreement; provision of a certificate of insurance naming the Santa Rosa Island Authority as an additional insured, compliance with all applicable codes and regulations, and future similar requests addressed on an individual basis.

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously recommended approval of the request by Mr. Ted Welsh, President of the White Sands Cottages Homeowners' Association, 501-537 Fort Pickens Road, for construction of access steps attached to the public beach crosswalk on the west side of the White Sands Cottages, subject to receipt of a permit from the**



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**FDEP; execution of a hold harmless agreement; provision of a certificate of insurance naming the Santa Rosa Island Authority as an additional insured; compliance with applicable codes and regulations; stairs to be constructed by SRIA's contractor; payment of all construction costs and maintenance by White Sands Cottages Homeowners' Association; and future similar requests addressed on an individual basis. (3-0)**

Item #9 – Sand retention on private leaseholds (referred from February 14, 2007 board meeting)

Staff reviewed the background on the request, and a lengthy discussion followed during which the committee heard comments by Mr. Bill Wedel.

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously recommended removing the item on sand retention on private leaseholds from the agenda. (3-0)**

Item #10 – Pensacola Beach Fire Department, 901 Via de Luna – Request for conceptual approval to construct new fire department

Staff recommended approval of the request, as presented.

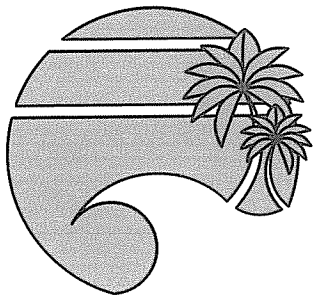
**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously recommended conceptual approval for reconstruction of the Pensacola Beach Fire Department at 901 Via de Luna. (3-0)**

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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MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: March 30, 2007

RE: Minutes of February 28, 2007 Operations Committee Meeting

A regularly scheduled meeting of the Operations Committee was held on Wednesday, February 28, 2007. Members present were Dr. Thomas Campanella, Mr. John Peacock and Mr. Fred Gant. Also present were board members Mr. Vernon Prather, Mr. Kelly Robertson, and Ms. Tammy Bohannon. Dr. Campanella, chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Mr. Bob West, Public Safety Manager – Report on Status of Lifeguard Program

Mr. Bob West, Public Safety Manager, gave a presentation to the board regarding the status of the lifeguard program for the 2007 season. This item was for information only.

Item #2 – Sand retention on public areas (referred from February 14, 2007 board meeting)

Dr. Campanella reviewed the background on the issue and a discussion followed during which the committee heard comments by Mr. Bill Wedel.

**Upon amended motion of Mr. Grant, seconded by Mr. Peacock, the committee unanimously recommended enforcement of the existing ordinances regarding removal of sand from the public rights of way with input from Escambia County on safety issues. (3-0)**

Item #3 – Update on Shrewsbury Complaint

Dr. Campanella called the committee's attention to the letter received by staff from Roads, Inc. regarding their efforts to assist Mr. Shrewsbury at the time of the incident at which time they worked as a subcontractor for Escambia County's debris removal contractor. A brief discussion followed during which the committee heard comments by

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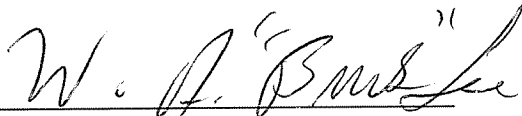
Mr. Shrewsbury. Dr. Campanella asked Mr. Shrewsbury to get back in touch with the staff after he had an opportunity to review a copy of the letter received from Roads, Inc.

Item #4 – Discussion on beautification in front of SRIA main office

Dr. Campanella stated that he placed this item on the agenda as he felt that during the landscaping process, improvements could be made to the landscaping in front of the Authority's main office, and a brief discussion followed.

**Upon motion of Mr. Gant, seconded by Mr. Peacock, the committee unanimously recommended approval to improve the landscaping on the front lawn area of the Santa Rosa Island Authority main office at a cost of approximately \$7,500. (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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