

**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

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1-3. A regularly scheduled meeting of the Authority was held on Wednesday, March 14, 2007, beginning at 5:05 p.m. Members in attendance were: Mr. Vernon Prather, Dr. Thomas Campanella, Ms. Tammy Bohannon, Mr. Fred Gant, Mr. John L. Peacock, Jr., and Mr. Kelly Robertson. 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 (2-14-07)

**Upon motion of Mr. Peacock, seconded by Mr. Gant, the board unanimously approved the minutes of the February 14, 2007 minutes. (6-0)**

5-6. CHANGES/ADDITIONS/ADOPTION OF AGENDA

**Upon motion of Mr. Peacock, seconded by Mr. Robertson, the agenda was unanimously adopted as published. (6-0)**

7. CHAIRMAN'S COMMENTS

Mr. Prather discussed, with the board, scheduling a workshop regarding the definition of a hotel/motel. The workshop was scheduled for Tuesday, March 20 at 11:30 a.m. and Mr. Prather noted that all board members were invited, and an email would be sent regarding the meeting.

The board then heard comments by Mr. George Touart, County Administrator; Mr. Charlie Walker, Chief of Environmental Enforcement; and Commissioner Grover Robinson, District 4 County Commissioner regarding proposed revisions to the definition of a hotel/motel, clean-up and enforcement efforts on Pensacola Beach, and the visioning process. A brief discussion followed.

8. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

Ms. Sandy Johnston, Manager of the Pensacola Beach Visitor's Information Center (VIC), reported that 1,729 visitors registered at the VIC in February 2007. She noted

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that the reasons for their visits included visiting family here, return visitor, with a group, advertising, the internet, business, or the European guide. She then reported that the top ten states were Florida, Alabama, Georgia, Michigan, Indiana, Mississippi, Illinois, Wisconsin, Tennessee and Pennsylvania. Ms. Johnston said that the top international visitors were from England, Canada, Czech Republic, Germany, United Kingdom, Ireland, South Africa, Argentina, Spain, and Australia. She called the board's attention to the list of mail out destinations.

Ms. Johnston said that many snowbirds were still in the area, along with spring breakers. She said that two baseball and two softball tournaments had also helped the visitor numbers. Ms. Johnston said that by Tuesday evening, there were only 14 hotel rooms left on Pensacola Beach and this evening only 18 hotel rooms were available. She said it looked like it would be busy the rest of the week. Upon inquiry by Mr. Peacock, Ms. Johnston said she provided her budget to staff, and Mr. Lee said he would present the budget during the upcoming budget workshops. Mr. Peacock then inquired as to goals and performance objectives and Ms. Johnston said that the measures would include the number of visitors to the area.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (2-28-07) – Mr. Fred Gant,  
Chairman

The following item was for information only:

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

The following item was held for the March 28, 2007 committee:

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

The committee unanimously recommends approval of the following items:

Item #3 – Pensacola Beach Gulf Pier – Requirement for compliance with the terms of the existing management contract for the pier; staff and legal counsel to move forward with drafting a contract for management of a restaurant on the site

Item #5 – Mr. Henry Clay – 2 North Galvez Court – Deluna Point Subdivision – 30 day

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extension subject to resumption of termination proceedings if not complete by April 2, 2007

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (2-28-07) – Mr. Kelly Robertson, Chairman

The following item was for information only:

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

The committee unanimously recommends approval of the following items:

Item #2 – Mr. & Mrs. Roy May – 216 LeStarboard Drive – Lot 18, Lafitte Cove – adjacent to Lafitte Cove 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

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

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

Item #5 – Dunes Motel, Inc. dba 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)

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

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

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

Item #9 – Removal of the item on sand retention on private leaseholds from the agenda

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Item #10 – Pensacola Beach Fire Department – Request for development approval

C. SPECIAL PROJECTS COMMITTEE (2-28-07) – Mr. John Peacock, Chairman  
The following item was for information only:

Item #1 – Mr. John Peacock – Discussion on recent article on tourism in neighboring counties

D. ADMINISTRATIVE COMMITTEE (2-28-07) – Ms. Tammy Bohannon,  
Chairman

The following item was for information only:

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

The committee unanimously recommends acceptance of the following item:

Item #2 – Report on Financial Statements and Expenditures

The committee unanimously recommends approval of the following items:

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

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

Item #6 – Award of bid for beach tilling to Jaxcon, LLC at a bid of \$22,799

E. OPERATIONS COMMITTEE (2-28-07) – Dr. Thomas Campanella,  
Chairman

The following item was for information only:

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

The committee unanimously recommends approval of the following items:

Item #2 – Enforcement of existing ordinances and regulations regarding sand retention on public areas; input from Escambia County

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Item #3 – Mr. J. L. Shrewsbury, 234 Ariola Drive – Mr. Shrewsbury to meet with staff regarding his complaint about the post-Ivan sand removal process and submit a written response to the General Manager

Item #4 – SRIA Main Office Landscaping

**Upon motion of Mr. Gant, seconded by Dr. Campanella, the board unanimously approved the consent agenda, as published. (6-0)**

REGULAR AGENDA

10. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (2-28-07) – Mr. Fred Gant, Chairman

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 (referred from committees)

Staff recommended approval of the request for adding retail space to the existing leasehold, subject to the following:

1. Provision of an engineered parking plan to verify maximum usable spaces on leasehold property.
2. Enter into a non-exclusive license for use of approximately 7 spaces on the overflow parking lot located immediately to the north of lessee's leasehold.
3. SRIA does not guarantee that the spaces in the overflow parking will be available at all times.
4. No further intensification of use of lease that would affect parking.
5. License would not preclude the Authority's right or ability to enter into a development agreement on the overflow site.
6. The license will be on a year-to-year basis and is not assignable without the prior written approval of the Authority.

A discussion followed during which the board heard comments by Mr. Bob Savage.

**Upon motion of Dr. Campanella, seconded by Mr. Peacock, the board unanimously approved the request by Mr. Bob Savage d/b/a Pensacola 3, LLC, 649 Pensacola**

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**Beach Blvd., for approval to amend lease to add use of retail provision of an engineered parking plan to verify maximum usable spaces on leasehold property; entering into a non-exclusive license for use of approximately seven spaces on the overflow parking lot located immediately to the north of lessee's leasehold; no guarantee that the spaces in the overflow parking will be available at all times; no further intensification of use of lease that would affect parking; license will not preclude the Authority's right or ability to enter into a development agreement on the overflow site; and the license will be on a year-to-year basis and is not assignable without the prior written approval of the Authority. (6-0)**

Item #6 – Staff to 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 (unanimously recommended for approval by committee; placed on regular agenda to address revised recommendation)

Ms. Bolman said staff and legal counsel were continuing to develop the appropriate bid documents, and asked that this item be brought forward to the special board meeting on March 28, 2007 at 4:30 p.m. A brief discussion followed.

**Upon motion of Dr. Campanella, seconded by Ms. Bohannon, the board unanimously voted to refer this item to a special board meeting to be held on Wednesday, March 28, 2007 at 4:30 p.m. (6-0)**

Item #7 – Planning for the Future of Pensacola Beach – Staff to obtain a cost estimate from Wallace Roberts and Todd and contact Escambia County about the Evaluation and Appraisal Report (EAR)

Mr. Prather called the board's attention to the email and proposal from Mr. John Fernsler, Wallace Roberts and Todd offering to assist the board with a visioning/planning workshop at an approximate cost of \$6,500. A discussion followed during which Mr. Robertson went on record to state he would be willing to participate, but felt a workshop was unnecessary.

**Upon motion of Mr. Peacock, seconded by Mr. Gant, the board approved accepting the proposal from Wallace Roberts and Todd to schedule a visioning/planning workshop with the board. (4-2 with Ms. Bohannon and Mr. Robertson voting against the motion.)**

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (2-28-07) – Mr. Kelly Robertson, Chairman

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

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

(Unanimously recommended for approval by committee; placed on regular agenda to address variance criteria.)

Ms. Sue Smith reviewed the variance criteria and noted that staff recommended allowing the applicant to move forward to the Escambia County Board of Adjustments, subject to meeting all applicable codes and regulations.

**Upon motion of Mr. Robertson, seconded by Mr. Peacock, the board unanimously approved 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 point two foot (44.2') variance to the 50 foot rear setback, subject to approval from the Escambia County Board of Adjustments and meeting all applicable codes and regulations (5-0 with Dr. Campanella momentarily absent from the meeting)**

C. ADMINISTRATIVE COMMITTEE (2-28-07) – Ms. Tammy Bohannon,  
Chairman

Item #3 – Renaming of a portion of CR399 to Allen R. Levin Way and adoption of a resolution of recognition (Unanimously recommended for approval by committee; placed on regular agenda at the request of Dr. Thomas Campanella.)

Dr. Campanella noted that he had asked that this item be placed on the regular agenda to allow for public comment; however, there were no public comments regarding the recommendation.

**Upon motion of Dr. Campanella, seconded by Ms. Bohannon, the board unanimously approved renaming of a portion of CR399 to Allen R. Levin Way and adoption of a resolution of recognition. (5-0 with Mr. Robertson momentarily absent from the meeting)**

11. NEW BUSINESS

Item #1 – Pensacola Beach Land Trust d/b/a Portofino Condominiums – Request to sublease and transfer liquor license to Portofino Management Co., LLC, d/b/a Intrawest at Portofino

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Staff recommended approval of the request, as presented.

**Upon motion of Dr. Campanella, seconded by Ms. Bohannon, the board unanimously approved the request by Pensacola Beach Land Trust d/b/a Portofino Condominiums – Request to sublease and transfer liquor license to Portofino Management Co., LLC, d/b/a Intrawest at Portofino. (5-0 with Mr. Robertson temporarily absent from the meeting)**

Item #2 – Mr. Robert Rinke, 22 Via de Luna – Request to sublease to Emerald Isle Management Co., LLC, d/b/a Intrawest at Emerald Isle

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

**Upon motion of Dr. Campanella, seconded by Mr. Gant, the board unanimously approved the request by Mr. Robert Rinke, 22 Via de Luna to sublease to Emerald Isle Management Co., LLC, d/b/a Intrawest at Emerald Isle. (5-0 with Mr. Robertson temporarily absent from the meeting)**

Item #3 – Bellsouth Easement for Public Safety Building

Staff recommended approval of the easement, subject to receipt of the survey and restoration of the parking lot to pre-installation conditions.

**Upon motion of Dr. Campanella, seconded by Ms. Bohannon, the board unanimously approved the Bellsouth easement for the Public Safety building subject to receipt of the survey and restoration of the parking lot to pre-installation conditions. (6-0)**

## 15. REPORTS

### A. MANAGER'S REPORT

The Manager said that his report was published for the information of the board and noted that the episode of Nickelodeon's "Slime Across America" shot on Pensacola Beach was scheduled to air on Saturday March 17. He noted that the television show "Prison Break" filmed some scenes in the Ft. Pickens area, giving the area an economic boost. The Manager said that he and Ms. Bohannon went to Tallahassee for Visit Florida's Tourism Day. He said that Texas, Hawaii, California, Pennsylvania and Illinois spend more on tourism than Florida.

The Manager said he was also able to meet with Mr. Ray Sansom, Speaker Pro-Tem to



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whom he mentioned the future possibility to change the date for the SRIA's budget submittal. He noted the budget is now required to be submitted to the Board of County Commissioners by June 1, but he would be seeking the approval of the SRIA board and the board of county commissioners to change the submittal date to September 1, to enable staff to refer to the summer revenues in their budget forecasts. The Manager noted that other issues of interest he discussed with Mr. Sansom included the current consideration to raise the sales tax.

The Manager said he had a meeting the following morning regarding the upcoming cleanup on Pensacola Beach and provided further information on the cleanup. Mr. Peacock noted for the record that in the future it will be wiser to have a clean up day prior to having a citation day.

**B. ATTORNEY'S REPORT**

Mr. Mike Stebbins, SRIA co-counsel, said that the Attorney's Report was included for the information of the board and asked that the board hold a private attorney-client session on March 28 at 4:30 to discuss the potential settlement of a the Pearce case.

**C. ENGINEER'S REPORT**

Mr. Dave Hemphill, SRIA engineering representative, stated that his report was also published for the board's information. He said they were continuing to works towards completing the repair/reconstruction projects. Mr. Hemphill asked for the award of bids on two projects. He said that the apparent low bidder for repairs to Cowley Park was Morette Company at a bid of \$243,000. A discussion followed during which Mr. Hemphill said he would like to condition replacement of the hockey fence for \$37,400 and Alternate #1 for a \$25,000 for overlay of the track, upon securing funding from the Federal Emergency Management Agency (FEMA).

**Upon motion of Mr. Peacock, seconded by Mr. Robertson, the board unanimously voted to award the bid for repairs to Cowley Park to Morette Company at a bid of \$243,000 with the \$37,400 for replacement of the hockey fence and Alternate #1 for \$25,000 for the track overlay, conditioned upon receipt of FEMA funding. (6-0)**

Mr. Hemphill said the low bidder for repairs to Park East was Roads, Inc. at a bid of \$273,160, plus alternate #1 in the amount of \$37,408 for alternate roofing material, subject to receipt of FEMA funding. A brief discussion followed.

**Upon motion of Mr. Robertson, seconded by Dr. Campanella, the board**

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**unanimously approved awarding the bid for repairs to Park East to Roads, Inc. at a bid of \$273,160 plus alternate #1 in the amount of \$37,408 for alternate roofing materials, subject to FEMA funding. (6-0)**

Mr. Hemphill presented a change order in the amount of a \$7,000 credit in the contract with APAC for road improvements to Ft. Pickens Road due to a change in the streets signs from wooden posts to aluminum poles.

**Upon motion of Mr. Gant, seconded by Dr. Campanella, the board unanimously approved a change order in the amount of a \$7,000 credit in the contract with APAC for street signs. (6-0)**

Mr. Hemphill presented a change order from Roads, Inc. for the Quietwater Boardwalk parking lot and lighting in the amount of \$12,365 for red clay removal and adjustments to in-ground sanitary sewer structures. A discussion followed.

**Upon motion of Mr. Robertson, seconded by Dr. Campanella, the board unanimously approved a change order in the amount of \$12,365 in the contract with Roads, Inc. for improvements to the Quietwater Boardwalk parking lot and lighting. (6-0)**

Mr. Hemphill presented a change order in the amount of \$3,500 to the dune walkover contract with Sunrise Building Corp. for access stairs at walkover #9 for White Sands Cottages, with the owners of the association responsible for the cost of the stairs per the previous board action. A brief discussion followed.

**Upon motion of Mr. Peacock, seconded by Mr. Gant, the board unanimously approved a change order in the amount of \$3,500 to the dune walkover contract with Sunrise Building Corp. to add access stairs to walkover #9 with the White Sands Homeowners Association paying for the cost of the stairs. (6-0)**

Mr. Hemphill said the final change order was in the amount of \$7,327 to the contract with Sunrise Building Corp. to comply with handicapped accessibility for the dune crosswalks and noted that this was a FEMA project.

**Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board approved a change order to the contract with Sunrise Building Corp. in the amount of \$7,327 to make changes to comply with handicapped accessibility for the dune crosswalks. (6-0)**

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Mr. Prather called the board's attention to the letter from Mr. Lee Shrewsbury of 234 Ariola Drive, and a discussion followed during which the chairman recommended drafting a letter to Roads, Inc. asking them to resolve the situation. Mr. Prather stated that the consensus of the board was that a letter be drafted for his signature, and would send a copy to the other board members.

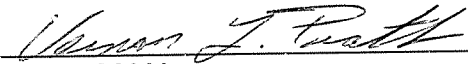
16. VISITORS FORUM


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

17. BOARD MEMBERS FORUM

The chairman encouraged more interaction between the board members and department heads. The board members then discussed the Manager's evaluation process. A brief discussion ensued about the causeway property. A discussion then ensued about the issue of defining a hotel/motel.

There being no further business before the board, the meeting adjourned at 7:15 p.m.

  
\_\_\_\_\_  
CHAIRMAN

  
\_\_\_\_\_  
SECRETARY

(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.)