

# PENSACOLA BEACH

SANTA ROSA ISLAND AUTHORITY

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PENSACOLA, BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
MARCH 12, 2008

- 1-3. A regularly scheduled meeting of the Authority was held on Wednesday, March 12, 2008, beginning at 5:09 p.m. Members in attendance were: Dr. Thomas Campanella, Mr. Elwyn Guernsey, Mr. John L. Peacock, Jr., and Mr. Vernon Prather. Board members absent were Mr. Fred Gant and Ms. Tammy Bohannon. Dr. Campanella, 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 (1/9/08), SPECIAL BOARD MEETING (1/23/08), REGULAR BOARD MEETING (2/13/08), SPECIAL BOARD MEETING (2/27/08)

**Upon motion of Mr. John Peacock, seconded by Mr. Elwyn Guernsey, the Board unanimously approved the minutes of the January 9, 2008 Regular Board meeting, the January 23, 2008 Special Board meeting, the February 13, 2008 Regular Board Meeting and the February 23, 2008 Special Board Meeting. (4-0)**

## 5. CHANGES OR ADDITIONS TO AGENDA

Consent Agenda: Development & Leasing Committee Item A-1 – Mr. Jon Eversmeyer – Steamers – Sandbar, LLC – Request to operate concession from a vessel off of Quietwater Beach was moved to the Regular Agenda: Development & Leasing Committee Item A-3.

**Upon motion of Mr. Peacock, seconded by Mr. Guernsey, the change to the agenda was unanimously accepted. (4-0)**

## 6. ADOPTION OF AGENDA

**Upon motion of Mr. Peacock, seconded by Mr. Guernsey, the adoption of the amended regular agenda was unanimous. (4-0)**

## 7. CHAIRMAN'S COMMENTS

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Dr. Campanella noted that the SRIA is in the process of evaluating its financial position. He recommended that an RFP for an attorney be presented at the March 26, 2008 Committee Meeting.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

CONSENT AGENDA

9. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE, (2-27-08) Ms. Tammy Bohannon, Chairman

The Committee unanimously recommends approval of the following items:

Item #2 – Pensacola Beach Holdings – Portofino Beach Boardwalk – Unit # 6 – Mr. Mike McLaughlin – Wet/Outboards – Request for sublease to operate a men and women's apparel and accessory business.

Item #3 – Azure Development aka Hilton Pensacola Beach – 12 Via de Luna – Request to sublease to Mr. Harold Garrett – A1derful Ceremony & Carriage of Dreams to provide a horse and carriage for occasional weddings and special events on Pensacola Beach, provided Mr. Garrett receives a letter from each property he intends to service.

Item #4 – Mr. Lawrence L. Porto – Horizon Beach Service – Request to operate a beach rental service behind the Holiday Inn Express (Gulf side).

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

The Committee unanimously recommends acceptance of the following items:

Item #1 – Santa Rosa Dunes Condominium Association – 900 Fort Pickens Road – Request for a 12 month extension on the use of the existing portable restrooms for the proposed new swimming pool area. (April 19, 2009)

Item #2 – Mr. & Mrs. A.P. Marullo – 249 Sabine Dr. – Lot 66, Block "B", Villa Sabine – Request to construct a 180' X 4' pier with a 12' X 8' terminal platform, 38' X 2' catwalk with a 22' X 14' mooring area with uncovered boatlift.

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Item #3 – Mr. Fred Simmons and Mr. Tom Greene – 303 Avenida 13 – Lot 9, Block 17, Villa Primera – Request to construct an in-ground swimming pool with an encroachment of 15 feet into the 20 foot east side yard setback line and 5 feet into the 10 foot north side yard building setback line.

C. ADMINISTRATIVE COMMITTEE (2-27-08) – Mr. Elwyn Guernsey,  
Chairman

The Committee unanimously recommends approval of the following items:

Item #1 – Report on Financial Statements and Expenditures.

Item #2 – Report on final expenditures for Via de Luna project.

Item #3 – Discussion on ad valorem taxes vs. lease fees on Pensacola Beach.

Item #4 – Update on SRIA advertising for Fiscal Year 2008.

Item #5 – Request for Qualifications (RFQ) for Audit Agency.

Item #6 – Disposition of Property.

D. SPECIAL PROJECTS COMMITTEE (01-23-08) – Mr. Fred Gant,  
Chairman

The Committee unanimously recommends approval of the following item:

Item #1 – RFP (Request for Proposal) for Parking Garage – (Referred to 2-26-08 Committee Meeting)

**Upon motion by Mr. Vernon Prather, seconded by Mr. John Peacock, the Board unanimously adopted the Consent Agenda. (4-0)**

REGULAR AGENDA

10. COMMITTEE REPORTS

A. DEVELOPMENT AND LEASING COMMITTEE (2-27-08) Mr. Vernon Prather,  
Acting Chairman

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Item #1 – Pensacola Beach Marina – 655 Pensacola Beach Boulevard – Request to issue a vendors license and approve a sublease to Mr. Halford Harris to operate a concession service (food and refreshments) at Park East and Fort Pickens Gate.

Mr. Guernsey stated that the person who had the ingenuity to come up with this idea should be rewarded with the contract and therefore, should be awarded the first contract without seeking an RFP. Mr. Lee assured the Board that Mr. Halford would be responsible for clean up of the designated area and the power requirements.

**Upon motion of Mr. Guernsey, seconded by John Peacock the Board unanimously approved the request to issue a vendors license and approve a sublease to Mr. Halford Harris to operate a concession service (food and refreshments) at Park East and Fort Pickens Gate upon execution of a license agreement, payment of \$400 annual lease fee and all applicable fees (5%). (4-0)**

Item #2 – Portofino Island – 10 Portofino Drive – Request to waive paragraph F-12 Beach Rental Board Policy and erect a concession tent to provide food and beverage service to the Portofino guests on the Gulf side across from the Portofino Development.

**Upon motion of Dr. Campanella, seconded by Mr. Guernsey the Board unanimously approved the request to erect a concession tent to provide food and beverage service to the Portofino guests and the general public on the Gulf side across from the Portofino Development subject to all applicable percentage fees (5%). (4-0)**

Item #3 – Mr. Jon Eversmeyer – Steamers – Sandbar, LLC – Request to operate concession from a vessel off of Quietwater Beach.

During the application process Mr. Eversmeyer indicated that he had received the appropriate approval and permitting from the DEP for this project. Mr. Lee read an e-mail from the DEP that states, "Department and staff had a meeting with Mr. Eversmeyer on January 31, 2008, and informed him that we cannot issue authorization for any activity associated with anchoring on State Lands for the purpose of generating revenue."

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**Upon motion of Mr. Guernsey, seconded by Mr. Prather the Board unanimously denied the request to operate concession from a vessel off of Quietwater Beach. (4-0)**

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

Item #1 – Sandshaker Lounge and Package – 731 Pensacola Beach Boulevard – sublease to Little Sabine Investment Group dba The Comfort Inn – Request to construct a new cover for an existing exterior patio, with the west side to be enclosed and construct a new upper and lower deck area adjacent to the existing building.

The Board was pleased that the parties involved were able to reach an agreement. Mr. Jeff Marker of South Harbor was glad that all parties involved were cooperative and was pleased with the outcome.

**Upon motion of Mr. Prather, seconded by Mr. Peacock the Board unanimously approved the request to construct a new cover for an existing exterior patio, with the west side to be enclosed and construct a new upper and lower deck area adjacent to the existing building and if necessary extend the wall on the west side. (4-0)**

**C. OPERATIONS COMMITTEE (2-27-08) Mr. Vernon Prather, Chairman**

Item #1 – Discussion on noise issue – referred from February 27, 2008 Committee meeting.

Mr. Prather was pleased that the parties involved agreed on a solution. But, he does not feel that a new or revised ordinance is necessary. Mr. Guernsey suggested that if there were a change to the noise ordinance it would also have to be approved by the County. Dr. Campanella concurred that no new ordinance was necessary and that hopefully with the new construction at the Sandshaker this issue should resolve itself.

Mr. Jeff Marker suggested to the Board that the SRIA pay for decibel meters and additional training for the Escambia County Sheriff's Office. Mr. Lee told the Board that training and meters will cost approximately \$2,500. Mr. Asmar, representative of the Sandshaker supports the Chamber's recommendation with some caveats. He believes the ordinance is unenforceable and needs to be

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changed to include a decibel level of more than 70, and to include time restrictions. Mr. Prather stated that SRIA should continue to be mindful of the situation, but is sure the situation will resolve itself after the construction on the Sandshaker is complete.

**This item was for discussion only.**

11. NEW BUSINESS

Item #1 – Out of County Travel – Governor’s Hurricane Conference on May 13-16, 2008

The Board requested that a policy be drafted for all future travel.

**Upon motion of Mr. Peacock, seconded by Mr. Prather the Board unanimously approved out of county travel for the Chairman or his designee to attend the Governor’s Hurricane Conference on May, 13-16, 2008 in Ft. Lauderdale, FL. (4-0)**

12. REPORTS

A. EXECUTIVE DIRECTOR’S REPORT

Mr. Lee informed the Board about the new fencing around Casino Beach Parking lot. There will be more bike racks added at the Dock and the boardwalk. Four R.V. parking spots will be added at Fort Pickens Gate and four R.V. parking spots will be added at Park East. There will be no dumping or grilling allowed. Pensacola Beach was named number seven (7) of the top ten (10) beaches in the U.S. The new lifeguard stands will arrive next Thursday or Friday and will be in place by March 26, 2008.

B. ATTORNEY’S REPORT

Mr. Stebbins noted that since his report was published the Comfort Inn is no longer in default. Additionally, the trip and fall case of Pat Huggins at the pier is pending, but Mr. Stebbins feels most likely will not need to be involved.

C. ENGINEER’S REPORT

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Mr. Hemphill informed the Board the reclaimed water is now an ECUA task. He also explained that Southeastern Construction currently owes the SRIA \$14,400 in liquidated damages for being 48 days in arrears. Mr. Wayne O'Hara of Southeastern Construction explained to the Board that his framing sub-contractor walked off the job in the middle of the project. It took him several weeks to replace the framers. When a replacement was eventually found, several errors from the previous contractor were recognized. All the errors were corrected. This extended the time of the contract. Mr. O'Hara also claimed that he waited more than a month for Building Inspections to provide a Certificate of Occupancy.

Mr. Prather stated that the project was completed satisfactorily and opened prior to the start of the season and therefore, the liquidated damages should be forgiven.

**Upon motion of Mr. Prather, seconded by Mr. Peacock, the Board unanimously agreed to forgive the \$14,400 in liquidated damages from Southeastern Construction. (4-0)**

13. VISITOR'S FORUM

Ms. Olga Dancaescu provided the Board with a Development Agreement between Escambia County and Gulfwinds Management, LLC. Ms. Dancaescu stated that all guidelines in the Agreement must be strictly adhered to or the rooms that have been allotted to Gulfwinds will be forfeited. The Best Western will not be torn down until the Clarion is complete some time prior to 2012.

Mr. Jim Cox of 229 Sabine Drive was concerned about possible future developments and the possibility that the rooms will be unavailable as they are already locked in by other developments.

14. BOARD MEMBER'S FORUM

Mr. Peacock inquired about possible future Chamber events on the beach and how the SRIA could support those events. He asked if there was any new information from Jean Kassab regarding monies for additional boardwalks. He added that he will not be in attendance at the March 26, 2008 Committee Meeting.

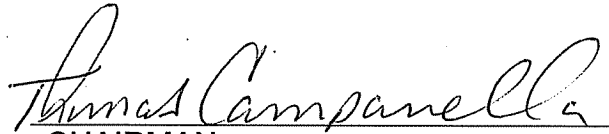
Dr. Campanella will write to Mr. Whitehead, the BCC Chairman, in regards to scheduling a joint meeting about ad valorem taxes vs. lease fees.

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There being no further business before the Board, the meeting was adjourned at 6:25 p.m.



SECRETARY



CHAIRMAN

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