

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: March 27, 2008

RE: Minutes of March 26, 2008 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, March 26, 2008. Members present were Dr. Thomas Campanella and Mr. Elwyn Guernsey. Also present were Board members Mr. Vernon Prather and Mr. Fred Gant. Ms. Tammy Bohannon, chairman, called the meeting to order and presented the following items.

Item # 1 – Mr. Mike Pinzone – Sunset Holding – Pensacola Beach Gulf Pier – 41 Fort Pickens Road – Request for a deferment of minimum annual lease payment. (Staff report by Executive Director Buck Lee)

Upon motion of Mr. Elwyn Guernsey, seconded by Dr. Thomas Campanella, the Committee unanimously approved staff's recommendation for a payment "plan" by which the minimum annual lease payment of \$66,574.74 would be split into three (3) increments of \$22,191.58 the first installment to be paid by May 23, 2008 the next installment to be paid by June 23, 2008 and the final installment will be paid by July 23, 2008. (3-0)

Item # 2 – Mr. Bill Patterson – Lazy Days Beach Rental – Request for issuance of a Beach Service License for the beach behind the Regency Towers. (Staff report by Executive Director Buck Lee)

Upon motion of Dr. Thomas Campanella, seconded by Mr. Elwyn Guernsey, the Committee unanimously recommended approval for Mr. Patterson d/b/a Lazy Days Beach Rentals to receive the Beach Service License to provide beach chairs and umbrellas for the beach behind Regency Towers, provided all guidelines and criteria of the Board Beach Rental Policy are followed. (3-0)

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PENSACOLA BEACH, FLORIDA
DEVELOPMENT & LEASING COMMITTEE
MARCH 26, 2008

Item # 3 – Sunrise Hospitality of Pensacola Beach, LLC – 14 Via de Luna – Gulfside – Request to transfer the 16 units of the Windjammer parcel to the Hampton Inn parcel. (Staff report by Executive Director Buck Lee)

Upon motion of Mr. Elwyn Guernsey, seconded by Dr Thomas Campanella, the Committee unanimously recommended approval of the request by Sunrise Hospitality of Pensacola Beach, LLC a/k/a Beachside Resorts to transfer the sixteen (16) units of the Windjammer parcel to the H&S Development, LLC a/k/a Hampton Inn Parcel. (3-0)

Item # 4 – Little Sabine, Inc. f/k/a Holiday Inn (proposed Indigo Hotel) – 165 Fort Pickens Road – request to renegotiate the percentage amount paid for gross sales. (Staff report by Executive Director Buck Lee)

Upon motion of Dr. Thomas Campanella, seconded by Mr. Elwyn Guernsey, the Committee unanimously recommended moving this item to the April 23, 2008 Committee meeting for more discussion. (3-0)

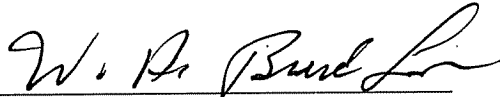
Item # 5 – The Dock - #4 Casino Beach Boardwalk – Request to sublease to Yancy Spencer IV – a morning water safety class for children and a concession to rent beach paraphernalia. (Staff report by Executive Director Buck Lee)

Upon motion of Dr. Thomas Campanella, seconded by Mr. Elwyn Guernsey, the Committee unanimously recommended approval of the Dock's request to sublease to Yancy Spencer to conduct morning water safety classes for children and to operate a concession to rent beach paraphernalia subject to specific guidelines, being properly insured, and paying the applicable fees. (3-0)

Mr. Stebbins was asked to look over the Development Agreement between Escambia County and Gulfwinds Management, LLC. Mr. Stebbins said that he had no problem with the agreement as long as the master leaseholder, SRIA, was not impaired. He added the following language to the agreement: 1.7 Except as provided by law, this Development Agreement shall not impair the rights of the Santa Rosa Island Authority in the Master Leases on the Property.

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

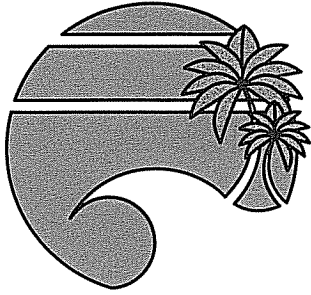
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PENSACOLA BEACH, FLORIDA
DEVELOPMENT & LEASING COMMITTEE
MARCH 26, 2008



W. A. "Buck" Lee
Executive Director

WAL:ked

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PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: March 27, 2008

RE: Minutes of March 26, 2008 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday, March 26, 2008. Members present were Mr. Fred Gant and Mr. Vernon Prather. Chairman, John Peacock was absent. Also present were Board members Ms. Tammy Bohannon and Mr. Elwyn Guernsey. Dr. Thomas Campanella, acting-chairman, called the meeting to order and presented the following items.

Item # 1 – Malcolm Pfeiffer – 703 Panferio Drive – Lot 7, Block 18, Villa Segunda – adjacent to Santa Rosa Sound – Request to construct a 4' X 223' dock with a 12' X 8' terminal platform with two (2) additional mooring pilings and an uncovered boat lift. (Staff report by Matt Mooneyham)

Upon motion of Mr. Vernon Prather, seconded by Mr. Fred Gant, the Committee unanimously recommended approval to construct a 4' X 223' dock with a 12' X 8' terminal platform with two (2) additional mooring pilings and an uncovered boat lift, subject to execution of a pier amendment and obtaining permits from the Florida Department of Environmental Protection (FDEP) and Escambia County Building Inspections Department. (3-0)

Item # 2 – Jubilee's Restaurant – 400 Quietwater Beach Boardwalk – adjacent to Santa Rosa Sound – Request to erect a concession area, i.e. (1) pavilion, (2) beach stages, (6) concession booths, (2) gas light totems and landscaping on the sound side of the leasehold property. (AEC action only) (Staff report by Matt Mooneyham)

Upon motion of Mr. Vernon Prather, seconded by Mr. Fred Gant, the Committee unanimously recommended approval to erect a concession area, i.e. (1) pavilion, (2) beach stages, (6) portable concession booths, (2) gas light totems and appropriate landscaping on the sound side of the

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ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
MARCH 26, 2008

leasehold property, subject to meeting all applicable codes and regulations. (3-0)

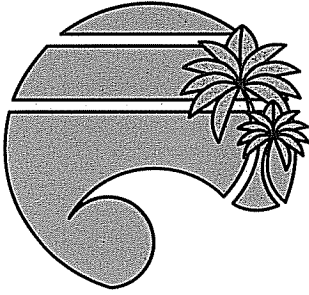
There being no further business before the committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:ked

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PENSACOLA BEACH

SANTA ROSA ISLAND AUTHORITY

Board Members:
Thomas A. Campanella
Chairman
John L. Peacock, Jr.
Vice-Chairman
Tammy Bohannon
Secretary/Treasurer
Fred Gant
Vernon L. Prather
Elwyn D. Guernsey
W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: March 27, 2008
RE: Minutes of March 26, 2008 Special Projects Committee Meeting

A Special Projects Committee meeting was held on Wednesday, March 26, 2008. The member present was Ms. Tammy Bohannon. Mr. Vernon Prather voted in the absence of Mr. John Peacock. Also present were board members Dr. Thomas Campanella and Mr. Elwyn Guernsey. Fred Gant, chairman, called the meeting to order and presented the following item.

Item # 1 – Request for Proposal (RFP) for Core Area (Staff report by Dave Hemphill)

Mr. Hemphill presented two options for development of the core area. He said that these were the same suggestions that were presented in 2004. Mr. Hemphill said he would provide copies of the original RFP for Mr. Gant and Mr. Guernsey. Mr. Prather asked Mr. Hemphill for the timeframe if the Board were to recommend a Request for Proposal (RFP). Mr. Hemphill suggested an RFP would need to be open for at least 120 days.

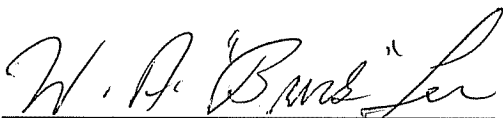
Upon motion of Vernon Prather, seconded by Tammy Bohannon, the Committee unanimously recommended moving this item to the Regular Board meeting for more discussion. (3-0)

Mr. Jim Cox of 229 Sabine Drive addressed the Board. He expressed his concern regarding parking on the beach. He believes that one parking space per hotel room is insufficient. It was explained that condos are allowed two parking spaces. He stated that he thought the Escambia County ordinance for parking regarding larger hotel rooms should be revisited.

Upon motion of Mr. Vernon Prather, seconded by Mr. Fred Gant, the Board unanimously recommended moving this item to the April 23, 2006 Committee meeting for more discussion. (5-0)

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SPECIAL PROJECTS COMMITTEE
MARCH 26, 2008

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



W. A. "Buck" Lee
Executive Director

WAL:ked

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