



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

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
SPECIAL BOARD MEETING MINUTES
MARCH 26, 2008

1-3. A special Board meeting of the Authority was held on Wednesday, March 26, 2008, beginning at 5:04 p.m. Members in attendance were: Dr. Thomas Campanella, Ms. Tammy Bohannon, Mr. Elwyn Guernsey, Mr. Vernon Prather and Mr. Fred Gant. Board member absent was Mr. John Peacock. Dr. Campanella, Chairman, called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation.

4. ADOPTION OF AGENDA

Upon motion of Mr. Vernon Prather, seconded by Mr. Elwyn Guernsey, the Board unanimously approved the adoption of the agenda. (5-0)

5. CHAIRMAN'S COMMENTS

Dr. Campanella had no comments at this time.

Mr. Stebbins explained how the Board was to proceed with the Quasi Jurisdictional Hearing. Mr. Stebbins stated there would be a brief inquiry of each Board member to determine if they were qualified. He explained that each Board member must be fair, impartial and unbiased. Mr. Stebbins asked each of the Board members if they had any discussion regarding the two cases. All of the Board members indicated they had not had any discussion about these two cases, except Dr. Campanella. Dr. Campanella stated that he had spoken with Matt Mooneyham and Mike Stebbins, but could remain impartial. Mr. Stebbins asked the Board members if they had any written communication regarding these two cases. All of the Board members answered in the negative. Mr. Stebbins asked the Board members if they had conducted an investigation of the properties involved. Dr. Campanella answered in the affirmative regarding Item #2 and wished to clarify that there is a bird sanctuary next to the water tanks and that this hearing is about the property just north of the bird sanctuary, which is commonly referred to as the overflow parking lot. Having disclosed his investigation, Dr. Campanella said he could remain impartial. All of the other Board members answered that they had not conducted an investigation of these properties. Ms. Tammy Bohannon indicated that she knew the owner of the property in question, but could remain impartial.

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Mr. Stebbins determined that all of the Board members were qualified. Mr. Stebbins reminded the Board that the burden of proof is on the owner, not the SRIA. The Chairman's ruling will stand unless overturned by the Board. Mr. Stebbins reminded those present that all testimonies are under oath. In addition to the testimony, any evidence may be presented. Once all of the evidence is presented, the Board would make a motion and vote. Within fifteen (15) days of the decision Mr. Stebbins will make preparations to present these items to the county.

Item #1 – A & CH Properties, LLC – 701 Pensacola Beach Boulevard a/k/a The Palace – Public Hearing, Consideration for rezoning property from GR-PB (General Retail-Pensacola Beach) to CH-PB (Commercial Hotel-Pensacola Beach)

Mr. Paul Flounlacker addressed the Board and the intent was to place an 18-20 story hotel, restaurant, bar and retail facility on the property. He noted that all criteria for the recommendation indicated a supportive response from staff. He pointed out that he had no witnesses or evidence. Mr. Stebbins suggested he submit the staff's report on The Palace as Composite Exhibit 1.

Mr. Flounlacker acknowledged that there is a rigid and concise timeline pursuant to the Settlement Agreement that would be strictly enforced. Dr. Campanella asked why there was a need to rezone the property if a hotel was allowed in current GR-PB zoning. Matt Mooneyham informed the Board that in order to make a special exception and increase the number of rooms from thirty (30) to fifty (50) units per acre the rezoning must occur. Mr. Prather suggested that the developer and builder strictly adhere to the current criteria as any variances would be strictly scrutinized. Mr. Flounlacker stated that so far they are in compliance and any variances would delay the project. Mr. Daughtry, the architect, said this project will strictly be hotel rooms and not condos. He stated there will be four (4) suites per floor which consist of one (1) bedroom, a living room, and bathroom. No kitchens are planned for any of these units. The standard rooms will be approximately 650 square feet.

Upon motion of Ms. Tammy Bohannon, seconded by Mr. Elwyn Guernsey, the Board approved the staff's recommendation to approve the request to rezone the property located at 701 Pensacola Beach Boulevard a/k/a The Palace from GR-PB (General Retail-Pensacola Beach) to CH-PB (Commercial Hotel-Pensacola Beach). Dr. Thomas Campanella opposed this motion. (4-1)

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Upon motion of Ms. Tammy Bohannon, seconded by Mr. Fred Gant, the Board unanimously accepted the staff's report for The Palace as Composite Exhibit 1. (5-0)

Item #2 – Santa Rosa Island Authority – 643 Pensacola Beach Boulevard – Public Hearing, Consideration of request for rezoning property from PR-PB (Preservation Recreation-Pensacola Beach) to Con/Rec-PB (Conservation/Recreation-Pensacola Beach)

Mr. Buck Lee reminded the Board that they had previously approved this item. However, the property needed to be surveyed in order to obtain a proper description. Mr. Mike Stebbins requested that the staff's recommendation be submitted as Composite Exhibit 1.

Upon motion of Mr. Vernon Prather, seconded by Ms. Tammy Bohannon, the Board unanimously approved staff's recommendation to approve the request to rezone the property at 643 Pensacola Beach Boulevard a/k/a overflow parking lot from PR-PB (Preservation Recreation-Pensacola Beach) to Con/Rec-PB (Conservation/Recreation-Pensacola Beach).

Item #3 – Approval of memorandum of agreement with Gulf Islands National Seashore for monitoring of the 2008 marine turtle nesting season (Staff report by Matt Mooneyham)

Upon motion of Mr. Vernon Prather, seconded by Mr. Fred Gant, the Board unanimously approved staff's recommendation to approve the memorandum of agreement with the Gulf Island National Seashore for monitoring of the 2008 marine turtle nesting season in the amount of \$18,000 and authorize the chairman to sign the agreement. (5-0)

Item #4 – A & CH Properties, LLC – 701 Pensacola Beach Boulevard a/k/a The Palace – Request for special exception/conditional use to increase density to fifty (50) units an acre for hotel development.

Mr. Paul Flounlacker suggested that thirty (30) units per acre would not be the best use of the property. In the core area there are other hotels in close proximity with fifty (50) units per acre, specifically The Verandas. He asks that the special exception be granted.

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Mr. Jim Cox, 229 Sabine Drive, said that he thinks this is a wonderful project. He suggested that the impact fees that are imposed for increasing the number of units be used to fund the Master Plan for developing the Core Area.

Dr. Campanella was concerned that this project would start as a hotel and then become a condo. Mr. Daughtry stated that there would be no need for a restaurant if they were building condos. Currently, the plans do not include kitchens for these units. Mr. Prather was in favor of revisiting this matter after the Board received conceptual plans for this project.

Upon motion of Mr. Elwyn Guernsey, seconded by Ms. Tammy Bohannon, the Board denied the request for a special exception/conditional use of the property located at 701 Pensacola Beach Boulevard. (2-3) Those opposed to this motion were Dr. Thomas Campanella, Mr. Vernon Prather and Mr. Fred Gant.

Upon motion of Mr. Vernon Prather, seconded by Mr. Elwyn Guernsey, the Board unanimously recommended moving this item to the Regular Board meeting for additional discussion pending the receipt of conceptual plans. (5-0)

There being no further business before the Board, the meeting was adjourned at 5:50 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.)