

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

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PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
NOVEMBER 5, 2008

1-3. A regularly scheduled meeting of the Authority was held on Wednesday, November 5, 2008, beginning at 5:04 p.m. Members in attendance were: Dr. Thomas Campanella, Mr. Vernon Prather, Ms. Tammy Bohannon and Mr. John Peacock. Mr. Ed Guernsey was absent. 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 – 10/15/08)

Upon motion of Ms. Tammy Bohannon, seconded by Mr. John Peacock, the Board unanimously approved the minutes of the Regular Board Meeting (10/15/08). (4-0)

5. CHANGES OR ADDITIONS TO AGENDA

There were no changes or additions to the agenda.

6. ADOPTION OF AGENDA

Upon motion of Mr. Vernon Prather, seconded by Ms. Tammy Bohannon, the Board unanimously recommended adoption of the agenda as presented. (4-0)

7. CHAIRMAN'S COMMENTS

The Chairman had no comments at this time.

8. PENSACOLA CHAMBER OF COMMERCE – MR. ED SCHROEDER

Mr. Schroeder prepared a PowerPoint presentation for the Board.

9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Sandy Johnston submitted her monthly report for the review of the Board.

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Upon motion of Mr. John Peacock, seconded by Mr. Vernon Prather, the Board unanimously recommends allowing Mr. Fred Gant to participate in the meeting via teleconference for the adoption of the Consent Agenda. (4-0)

CONSENT AGENDA

10. COMMITTEE REPORTS

A. OPERATIONS COMMITTEE – (10-22-2008) Mr. Vernon Prather, Chairman

Item # 1 – Discussion of Portofino Beautification financing. (Report by Escambia County Bond Attorney Richard Lott)

The Committee unanimously requests Mr. Lee to work with Baskerville Donovan to determine the capital expenditures for this project and bringing this item back to the November 19, 2008 Committee Meeting.

Item # 2 — Report on the possible funding source for the development of the commercial core on Pensacola Beach, consisting of parking garage, sound side building and casino building (Gulf Side). (Staff report by Executive Director Buck Lee)

The Committee unanimously recommends that each Board Member discuss this item with their County Commissioner and bring this item back to the November 19, 2008 Committee Meeting for more discussion.

B. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE, (10-22-2008)
Mr. John Peacock, Chairman

Item # 1 – Mike & Jodi Russell – 906 Panferio Drive, Lot 7, Block 23, Villa Segunda – Request for a 10 foot encroachment into the 20 foot rear yard setback to construct an in – ground swimming pool. (Staff report by Matt Mooneyham)

The Committee unanimously recommends approval of the request for a ten (10) foot encroachment into the twenty (20) foot rear yard setback to construct an in-ground swimming pool.

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Item # 2 –Mr. Charles Lamar, III – 1007 Panferio Drive, Lot 5, Block 27, Villa Segunda – adjacent to Santa Rosa Sound - Request to install a jet ski lift on the west side of the existing pier. (Staff report by Matt Mooneyham)

The Committee unanimously recommends approval of the request to install a jet ski lift on the west side of the existing pier subject to meeting all applicable codes and regulations.

Item # 3 – Pensacola Beach Community Church – 916 Panferio Drive, Lots 1, 2, 19, 20, & 21, Block 23, Villa Segunda – Request for a variance from the requirement of the LDC Sections 7.01.05 and 13.14.00 Landscaping Standards which provides for a five - foot wide landscape strip between the parcel and the street right of way, for the purpose of construction of an additional 15 off – street parking spaces to the proposed north parking lot. (Staff report by Matt Mooneyham)

The Committee unanimously recommends approval of the request for a variance from the requirements of the LDC Sections 7.01.05 and 13.14.00 Landscaping Standards which provides for a five (5) foot wide landscape strip between the parcel and the right of way, for the purpose of the construction of an additional fifteen (15) off-street parking spaces to the proposed north parking lot subject to approval from the Escambia County Board of Adjustments.

C. DEVELOPMENT & LEASING COMMITTEE, (10-22-2008) Ms. Tammy Bohannon, Chairman

Item # 1 – Request by Ms. Christine Moore – Christine Moore, Trustee of the Christine Moore Revocable Trust d/b/a Danah's Hair Studio – 43 Via De Luna - to sublease to Mr. Scott Kyzar - Southern Management Resorts d/b/a Southern Resorts to operate a Property Rental office subject to paying all applicable percentages. (Staff report by Jayne Bell)

The Committee unanimously recommends approval of the request by Ms. Christine Moore – Christine Moore, Trustee of the Christine Moore Revocable Trust d/b/a Danah's Hair Studio – 43 Via de Luna – sublease to Mr. Scott Kyzar – Southern Management Resorts d/b/a Southern Resorts to operate a property rental office subject to paying all applicable percentage fees.

Item # 2 – Mr. and Mrs. Frederick Bohannon – Beach Laundry – 37 Via De Luna - Request for a commercial lease extension. (Staff report by Jayne Bell)

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Ms. Bohannon requested to pass the Chair to Mr. Vernon Prather for this item.

The Committee unanimously recommends waiving the current policy for this item and approval of the request for a lease extension from August 8, 2021 – August 8, 2053 for a total of forty-five (45) years subject to paying all applicable percentage fees.

Item # 3 – Mr. and Mrs. Frederick Bohannon – Southern Touch d/b/a Beach Realty - 35 Via De Luna – Request for a commercial lease extension. (Staff report by Jayne Bell)

Ms. Bohannon requested to pass the Chair to Mr. Vernon Prather for this item.

The Committee unanimously recommends waiving the current policy for this item and approval of the request for a lease extension from December 31, 2023 – December 31, 2053 for a total of forty-five (45) years subject to paying all applicable percentage fees.

D. ADMINISTRATIVE COMMITTEE (10-22-2008) – Mr. Elwyn Guernsey,
Chairman

Item # 1 – Report on Financial Statements and Expenditures (Staff report by Dottie Ford)

The Committee unanimously accepted the Report on Financial Statements and Expenditures.

Item # 2 – Report on alternative options for legal services. (Staff report by Executive Director Buck Lee)

The Committee recommends presenting a Request for Proposal (RFP) at the November 19, 2008 Committee Meeting for the review of the Board. (2-1) Mr. Vernon Prather opposed this motion.

Item # 3 – Request for approval of a Policy to provide teleconference capability for absent Board members to allow their participation in Committee or Regular Board meetings. (Staff report by Executive Director Buck Lee)

The Committee unanimously recommends approval of a policy to provide teleconference capability for absent Board members to allow their participation in Committee or Regular Board Meetings.

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Item # 4 – Request for additional funds for the PSA (Pensacola Sports Association) for the Double Bridge Run event. (Staff report by Executive Director Buck Lee)

Upon the request of the PSA the Committee unanimously recommends referring this item to the November 19, 2008 Committee Meeting.

Ms. Bohannon recused herself from voting as she has a vested interest in two of the items on the Consent Agenda. Mr. Gant participated by teleconference for the adoption of the Consent Agenda.

Upon motion of Mr. John Peacock, seconded by Mr. Vernon Prather, the adoption of the Agenda was unanimous. (4-0)

REGULAR AGENDA

11. COMMITTEE REPORTS

A. DEVELOPMENT AND LEASING COMMITTEE, (10-22-2008) Ms. Tammy Bohannon, Chairman

Item # 1 – Sunrise Hospitality of Pensacola Beach, LLC – 14 Via De Luna Gulf side – Contract for 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 at the request of from the Sunrise Hospitality of Pensacola Beach, LLC a/k/a Beachside Resorts. (Report by Mike Stebbins)

Upon motion of Mr. John Peacock, seconded by Ms. Tammy Bohannon, the Board unanimously recommends approval of the request to transfer the sixteen (16) condo units of the Windjammer parcel to the H&S Development, LLC a/k/a Hampton Inn parcel at the request of from the Sunrise Hospitality of Pensacola Beach, LLC a/k/a Beachside Resorts in accordance with all applicable codes and regulations, zoning and density requirements and execution of assignment of lease. (4-0)

Item # 2 – Discussion on the change of lease for Gary Work as Trustee of the Pensacola Land Trust a/k/a Portofino – 10 Portofino Drive. (Report by Mike Stebbins)

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Upon motion of Mr. Vernon Prather, seconded by Mr. John Peacock, the Board unanimously recommends moving this item to the November 19, 2008 Committee Meeting. (4-0)

Item # 3 – Discussion of reimbursement to Commercial leaseholders for ad valorem taxes with SRIA lease fees. (Discussion by Mike Stebbins)

SPEAKERS:

Jeff Townsend
Robert Rinke

Upon motion of Mr. Vernon Prather, seconded by Ms. Tammy Bohannon, the Board unanimously recommends moving this item to the November 19, 2008 Committee Meeting. (4-0)

B. OPERATIONS COMMITTEE (10-22-2008) – Mr. Vernon Prather, Chairman

Item # 1 – Request for approval of the ECUA re-use agreement. (Staff report by Executive Director Buck Lee)

Upon motion of Ms. Tammy Bohannon, seconded by Mr. Vernon Prather, the Board unanimously recommends approval of the ECUA re-use agreement. (4-0)

Item # 2 – Request for approval to be placed on the agenda for the December 18, 2008 BCC Committee of the Whole Meeting for the SRIA Board to attend and to present the Core Area Development proposal. (Staff report by Executive Director Buck Lee)

Upon motion of Mr. John Peacock, seconded by Mr. Vernon Prather, the Board unanimously recommends approval of the request to be placed on the agenda for the December 18, 2008 BCC Committee of the Whole Meeting for the SRIA Board to attend and to present the Core Area Development proposal. (4-0)

C. ADMINISTRATIVE COMMITTEE (10-22-2008) – Mr. Elwyn Guernsey, Chairman

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Item # 1 – Revision to Section 9.6 Disciplinary Procedure of the SRIA Personnel Policy Manual according to the Merit System Protection Board (MSPB) standards. (Staff report by Jayne Bell)

Upon motion of Mr. John Peacock, seconded by Mr. Vernon Prather, the Board unanimously recommends approval of the revisions to Section 9.6 Disciplinary Procedure of the SRIA Personnel Policy Manual according to the Merit System Protection Board (MSPB) standards. (4-0)

12. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee submitted his monthly report to the Board.

B. ATTORNEY'S REPORT

Mr. Stebbins submitted his monthly report to the Board

C. ENGINEER'S REPORT

Mr. Mike Langston submitted Baskerville Donovan's monthly report to the Board.

13. VISITORS FORUM

No one wished to address the Board at this time.


14. BOARD MEMBERS FORUM

Mr. Peacock wished to remind the Board and all those present that WSRE will be airing a special called *The Jacksonville Story* to air November 6, 2008 from 7:30 p.m. to 8:30 p.m. and again November 13, 2008 from 7:30 p.m. to 8:30 p.m. More information can be obtained from the *All for One* website: www.escambiaallforone.com.

Adjournment:

There being no further business to come before the Board, Chairman Campanella declared the Regular Board Meeting of the SRIA Board adjourned at 6:59 p.m.

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SECRETARY



CHAIRMAN

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