

# PENSACOLA BEACH

SANTA ROSA ISLAND AUTHORITY

Board Members:

Vernon L. Prather  
Chairman

Thomas A. Campanella  
Vice-Chairman

Tammy Bohannon  
Secretary/Treasurer

Fred Gant  
John L. Peacock, Jr.  
Elwyn D. Guernsey

W. A. "Buck" Lee  
General Manager

## MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: October 31, 2007

RE: Minutes of October 24, 2007 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, October 24, 2007. Members present were Mr. John Peacock serving as chairman in the absence of Mr. Fred Gant, Mr. Vernon Prather, and Ms. Tammy Bohannon serving in the absence of Dr. Thomas Campanella who arrived at 5:07 p.m. Also present was board member Elwyn Guernsey. Mr. Peacock, acting chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Noel Faddis of Realty Marts International (a.k.a. RMI) – Circle K – 1581 Via de Luna – Proposed request for purchase of Circle K property (Referred from October 10, 2007 Board Meeting)

Staff recommended approval with the stipulation that the contract can not be assigned without prior approval of the SRIA Board. A discussion followed during which the committee heard comments from Mr. Tom Gilliam who represented RMI.

The Committee recommended SRIA Attorney, Mike Stebbins, prepare the lease with option language provided by attorney Tom Gilliam.

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously recommended Attorney Tom Gilliam representing Noel Faddis and SRIA Attorney Mike Stebbins to meet and prepare a lease agreement with sufficient language to address Board stipulations: specifically addressing 18 month lease with option to purchase, \$2500.00 monthly lease fee not to be deducted from the \$300,000.00 purchase price, C.P.I. adjustment, and allow an assignment without Board action. (3-0)**

Item #2 – La Bahia Lease, LLC – La Bahia Condos – 1300 Ft. Pickens Rd. – Represented by Attorney Lisa Minshew – Request permission to build six additional units (Referred from September 26, 2007 Committee meeting).

Minutes  
Santa Rosa Island Authority  
Development & Leasing Committee  
October 24, 2007

Attorney Mike Stebbins gave his legal opinion of the time limit allowance for La Bahia to build additional units. A lengthy discussion followed during which the board heard comments from Lisa Minshew, Dr. Deb Connon, and Eileen Blossom.

Minutes  
Santa Rosa Island Authority  
Development & Leasing Committee  
October 24, 2007

**Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended allowing La Bahia Lease, LLC to move forward with approval, contingent upon DCA approval of the additional six units. (3-0)**

Dr. Campanella requested the item be placed on Regular Agenda instead of on Consent Agenda for the November 14, 2007 Board Meeting.

Item #3 – Baskerville Donovan, Inc. – RFP on parking garage (Referred from September 26, 2007 Committee Meeting)

Mr. Lee suggested that the committee approve for him and the Chairman to meet with the Chairman of Escambia County BCC and the Acting County Administrative to talk about funding. A discussion followed which the committee heard comments from Mike Pinzone, Mike Mclaughlin, and Gary Powell in favor of a parking garage.

**Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously approved for Mr. Prather and Mr. Lee to meet with the chairman of the Board of County Commissioners to discuss funding for the parking garage. (3-0)**

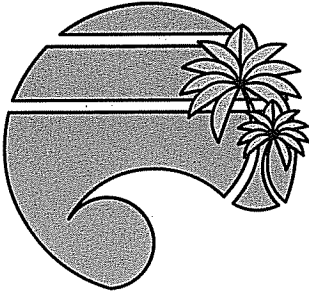
There being no further business before the committee, the meeting was adjourned.



W. A. "Buck" Lee  
Executive Director

WAL:dad

(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.)



**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Vernon L. Prather  
Chairman

Thomas A. Campanella  
Vice-Chairman

Tammy Bohannon  
Secretary/Treasurer

Fred Gant  
John L. Peacock, Jr.  
Elwyn D. Guernsey

W. A. "Buck" Lee  
General Manager

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: October 31, 2007

RE: Minutes of the October 24, 2007 Architectural Environmental Committee Meeting

A regularly scheduled meeting of the Architectural Environmental Committee was held on Wednesday, October 24, 2007. Members present were Mr. Elwyn Guernsey, Ms. Tammy Bohannon, and Mr. Vernon Prather. Also present were board members Dr. Thomas Campanella, Mr. John Peacock. Member absent was Mr. Fred Gant. Mr. Guernsey, chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Limarie Rodriguez – 919 Panferio Drive – Lot 2, Block 28, Villa Segunda – Request for an after-the-fact 6 foot variance to the 30 foot front yard building setback line for outside front stairs.

Staff recommended approval of the request, subject to payment of the \$500 after-the-fact fee and approval from the Escambia County Board of Adjustments.

**Upon motion of Ms. Bohannon, seconded by Mr. Guernsey, the committee unanimously recommended approval of the request by Limarie Rodriguez for an after-the-fact 6 foot variance to the 30 foot front yard building setback line for outside front stairs, subject to payment of the \$500 after-the-fact fee and approval from the Escambia County Board of Adjustments. (3-0)**

Minutes  
Santa Rosa Island Authority  
Architectural and Environmental Committee  
October 24, 2007

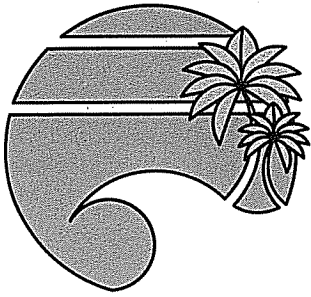
There being no further business before the committee, the meeting was adjourned.



W. A. "Buck" Lee  
Executive Director

WAL:dad

(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.)



**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Vernon L. Prather  
Chairman

Thomas A. Campanella  
Vice-Chairman

Tammy Bohannon  
Secretary/Treasurer

Fred Gant  
John L. Peacock, Jr.  
Elwyn D. Guernsey

W. A. "Buck" Lee  
General Manager

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: October 31, 2007  
RE: Minutes of the October 24, 2007 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, October 24, 2007. Members present were Ms. Tammy Bohannon, Dr. Thomas Campanella, and Mr. Elwyn Guernsey. Also present were board members Mr. Vernon Prather and Mr. John Peacock. Board member absent was Mr. Fred Gant. Ms. Bohannon, chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Discussion on Engineering Contract for Professional Services

Santa Rosa Island Authority is taking the opportunity to review the contracts for professional services provided. The committee heard comments from Mr. Dave Hemphill.

The committee decided to continue with the current engineering contract.

Item #2 – Report on Financial Statements and Expenditures

Ms. Jayne Bell reviewed points of interest on the report, and a brief discussion followed.

**Upon motion of Dr. Campanella, seconded by Mr. Guernsey, the committee unanimously recommended acceptance of the report on financial statements and expenditures. (3-0)**

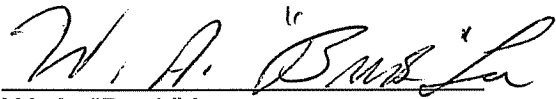
Item #3 – Disposition of Property

Mr. Lee presented the eight items to be disposed, and a brief discussion followed.

**Upon motion of Dr. Campanella, seconded by Mr. Guernsey, the committee unanimously recommended approval for the disposition of surplus and worn out property. (3-0)**

Minutes  
Santa Rosa Island Authority  
Administrative Committee  
October 24, 2007

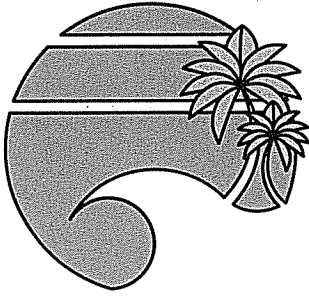
There being no further business before the committee, the meeting was adjourned.



W. A. "Buck" Lee  
Executive Director

WAL:dad

(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.)



**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Vernon L. Prather  
Chairman

Thomas A. Campanella  
Vice-Chairman

Tammy Bohannon  
Secretary/Treasurer

Fred Gant  
John L. Peacock, Jr.  
Elwyn D. Guernsey

W. A. "Buck" Lee  
General Manager

MEMORANDUM

TO: Authority Members

FROM: Executive Directors

DATE: October 31, 2007

RE: Minutes of the October 24, 2007 Special Sub-Committee Condo/Hotel Meeting

A scheduled meeting of the Special Sub-Committee, Condo/Hotel, was held on Wednesday, October 24, 2007. Members present were Mr. Vernon Prather, Dr. Thomas Campanella, and Mr. Elwyn Guernsey serving in the absence of Mr. Fred Gant. Also present was board member Mr. John Peacock. Mr. Prather, chairman of the committee, called the meeting to order and presented the following item:

Item #1 – Report on the meeting with Executive Director, SRIA staff, and Escambia County Planning and Zoning staff.

Staff recommended that the Board rescind the October 10, 2007 Board action which requires developers to receive a Development Order (D.O.) within 12 months of receiving Conceptual Approval.

Both Portofino and Best Western developments received conceptual approval on October 10, 2007 with the 12 month stipulation. Staff recommended that the Board also rescind the stipulation on both developments. A lengthy discussion followed.

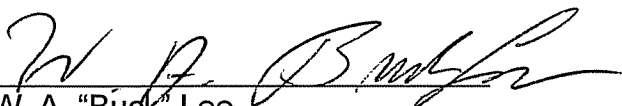
**Upon motion of Mr. Guernsey, seconded by Dr. Campanella, the committee recommended approval of staff's recommendation with the notification prepared by SRIA Attorney that the official approval for locking up rooms occur at the county level. (2-1 with Dr. Campanella voting in the negative)**

**Upon motion of Mr. Guernsey, seconded by Dr. Campanella, the committee unanimously recommended that staff review and prepare a presentation on current fees for plan reviews, and that staff bring recommendations for appropriate amounts to the next committee meeting. (3-0)**



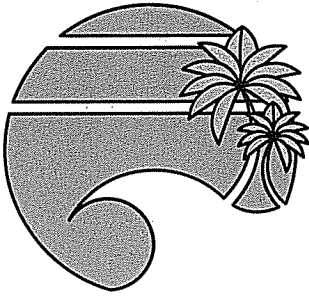
Minutes  
Santa Rosa Island Authority  
Special Sub-Committee  
October 24, 2007

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

  
W. A. "Buck" Lee  
Executive Director

WAL:dad

(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.)



**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Vernon L. Prather  
Chairman

Thomas A. Campanella  
Vice-Chairman

Tammy Bohannon  
Secretary/Treasurer

Fred Gant  
John L. Peacock, Jr.  
Elwyn D. Guernsey

W. A. "Buck" Lee  
General Manager

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: November 1, 2007  
RE: Minutes of October 24, 2007 Operations Committee Meeting

A called meeting of the Operations Committee was held on Wednesday, October 24, 2007. Members present were Dr. Thomas Campanella, Mr. John Peacock, and Mr. Elwyn Guernsey serving in the absence of Mr. Fred Gant. Also present were board members Ms. Tammy Bohannon, and Mr. Vernon Prather. Dr. Campanella, chairman of the committee, called the meeting to order.

The committee discussed the pending issues with the Via de Luna Roadway Improvements Project.

**Upon motion of Mr. Peacock, seconded by Mr. Guernsey, the committee unanimously allowed for an extension of time to December 15, 2007 in the contract with Road's Inc. with the requirement that all lay down yards be cleaned, screened, and returned to as was condition. (3-0)**

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

W. A. "Buck" Lee  
Executive Director

WAL:dad

(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.)