

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

SANTA ROSA ISLAND AUTHORITY PENSACOLA BEACH, FLORIDA REGULAR BOARD MEETING MINUTES NOVEMBER 14, 2007

1-3. A regularly scheduled meeting of the Authority was held on Wednesday, November 14, 2007, beginning at 5:05 p.m. Members in attendance were: Mr. Vernon Prather, Dr. Thomas Campanella, Ms. Tammy Bohannon, Mr. Fred Gant, Mr. John L. Peacock, Jr., and Mr. Elwyn D. Guernsey. Mr. Prather, 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 (10-10-07)

Upon motion of Mr. Peacock, seconded by Dr. Campanella, the board unanimously approved the minutes of the October 10, 2007 regular board meeting. (6-0)

5-6. CHANGES/ADDITIONS/ADOPTION OF AGENDA

Upon motion of Dr. Campanella, seconded by Mr. Guernsey, the board unanimously approved the agenda as published. (6-0)

7. CHAIRMAN'S COMMENTS

The chairman stated that he was glad he put his cell phone on vibrate because he had already received two calls.

8. PRESENTATION BY ED SCHROEDER – PENSACOLA VISITOR'S INFORMATION CENTER

Mr. Ed Schroeder from the Pensacola Visitor's Information Center told the board that this presentation was focused on advertising for the year. Mr. Schroeder stated that according to the end of the year numbers, tourism is up 7% countywide. He introduced Ellis Bullock and Leslie Smith of E. W. Bullock Associates who gave a PowerPoint presentation on the fall/winter campaign. A brief discussion followed.

9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Sandy Johnston, Manager of the Pensacola Beach Visitor's Information Center (VIC) stated that the board already received her published reports. A brief discussion followed.

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CONSENT AGENDA

10. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (10-24-07) – Mr. Fred Gant,
Chairman

The committee unanimously recommends approval of the following items:

Item #1 – Noel Faddis of Realty Marts International (RMI) – Circle K – 1581 Via de Luna
Proposed request for purchase of Circle K property.

Item #2 – Baskerville Donovan, Inc. – RFP on Parking Garage – Chairman and
Executive Director to meet with county staff regarding funding.

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (10-24-07) – Mr. Elwyn
Guernsey, Chairman

The committee unanimously recommends approval of the following item:

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

C. ADMINISTRATIVE COMMITTEE (10-24-07) – Ms. Tammy Bohannon, Chairman

The committee unanimously recommends acceptance of the following item:

Item #1 – Report on Financial Statements and Expenditures

The committee unanimously recommends approval of the following item:

Item #2 – Disposition of Property

No action was taken on the following item:

Item #3 – Discussion on contract for Professional Engineering services.

The following item was referred to the November 28, 2007 Committee meeting:

Item #4 – Plan Review Fee Schedule – Staff review and prepare presentation on current
fees for plan review and bring recommendation to the November 28, 2007 Committee
meetings.

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Upon motion of Dr. Campanella, seconded by Ms. Bohannon, the board unanimously adopted the consent agenda as published. (6-0)

REGULAR AGENDA

11. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (10-24-07) – Mr. Fred Gant, Chairman

Item #1 – La Bahia Lease, LLC – La Bahia Condos – 1300 Ft. Pickens Rd. – Represented by Attorney Lisa Minshew – Recommendation to allow La Bahia Lease, LLC to move forward contingent upon approval of the additional 6 units by the Florida Department of Community Affairs. (Unanimously recommended for approval by committee; placed on regular agenda at the request of Dr. Campanella).

Mr. Prather presented the item, and a lengthy discussion followed.

Upon motion of Mr. Peacock, seconded by Mr. Guernsey, the board approved for La Bahia Lease, LLC to move forward contingent upon approval of the additional 6 units by the Florida Department of Community Affairs. (4-2 with Ms. Bohannon and Dr. Campanella voting in the negative)

B. SPECIAL SUB-COMMITTEE, CONDO/HOTEL (10-24-07) – Mr. Vernon Prather, Chairman

Item #1 – Hotel/Motel Policy discussion – Rescind the October 10, 2007 Board action which requires developers to receive a Development Order (D.O.) within 12 months of receiving conceptual approval; rescind previous stipulation for proposed new developments at both Portofino and Best Western, subject to notification prepared by SRIA Attorney that the official approval for locking up rooms occur at the county level. (Recommended for approval by committee on a vote of 2-1 with Dr. Campanella voting in the negative).

Mr. Prather presented the item, and a lengthy discussion followed. Mr. Prather asked staff to prepare a spreadsheet of commercial leaseholds that are damaged or destroyed and what their lease language may be regarding rebuild/repair timelines to be presented to the board at a future committee meeting.

Upon motion of Mr. Peacock, seconded by Dr. Campanella, the board approved staff recommendation to rescind the October 10, 2007 Board action which requires developers to receive a Development Order within 12 months of receiving a conceptual approval, and rescind previous stipulation for the proposed new

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developments at both Portofino and Best Western; subject to notification prepared by SRIA Attorney that the official approval for locking up rooms occur at the county level. (5-1 with Dr. Campanella voting in the negative)

C. OPERATIONS COMMITTEE (10-24-07) – Dr. Thomas Campanella, Chairman

Item #1 – Roads, Inc. – Added to the October 24, 2007 committee meeting by Chairman Vernon Prather

Committee recommends extending contract deadline until December 15, 2007 and assessment of liquidated damages per contract subject to immediate clean up of all lay down yards which should be cleaned, screened and brought back to original state.

Mr. Lee gave the board an update and presented before and after pictures of the lay down yards; he stated that Roads, Inc. did a good job of cleaning things up. A discussion ensued during which Mr. Prather stated that he wanted to make sure Roads, Inc. understands that the liquidated damages will start on December 16, 2007.

Upon motion of Ms. Bohannon, seconded by Mr. Peacock, the board unanimously approved extending Roads, Inc. contract deadline until December 15, 2007 and assessment of liquidated damages per contract subject to immediate clean up of all lay down yards which should be cleaned, screened and brought back to original state; rescind previous Board action of October 10, 2007. (5-0 with Mr. Gant momentarily absent from the meeting)

12. NEW BUSINESS

Item #1 – Resolution of Recognition for Pensacola Beach Elementary School

Mr. Prather presented the item.

Upon motion of Mr. Peacock, seconded by Ms. Bohannon, the board unanimously adopted the Resolution of Recognition for Pensacola Beach Elementary School. (6-0)

Item #2 – Regency Cabanas Townhouse Association – Represented by Mr. Rick Sprague – 1500 Via de Luna – Request to construct the following:

1. A swimming pool with a 4 foot encroachment outside the 15 foot west side yard setback.
2. A public restroom building with storage and meeting space with a 13.5 foot encroachment outside the 15 foot east side yard setback for handicapped ramp.

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Mr. Matt Mooneyham presented the item and a brief discussion followed.

Upon motion of Mr. Peacock, seconded by Dr. Campanella, the board unanimously approved staff recommendation to allow Regency Cabanas Townhouse Association to construct an additional swimming pool and public restroom building with storage and meeting space with the allowable encroachments into the applicable setback yards. (6-0)

13. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

The Executive Director noted that his report was published for the information of the board. Mr. Lee stated that he will address ECUA Board December 13, 2007 to discuss the property where the beach ball was removed. A discussion took place regarding residential build back.

B. ATTORNEY'S REPORT

Mr. Mike Stebbins stated that the Attorney's Report was for the consideration of the board and asked if there were any questions. A brief discussion took place regarding the status of the Del Gallo lawsuit.

C. ENGINEER'S REPORT

Mr. Dave Hemphill, SRIA engineering representative, stated that his report was published for the board's information. He reviewed the pending construction projects noting that the Via de Luna Roadway Improvements Project completion date is December 15, 2007 and Ft. Pickens Gate Shelters completion date is November 29, 2007. He discussed the importance of reclaimed water. Mr. Hemphill also noted that they are preparing permit applications for Little Sabine storm water improvements.

14. VISITORS FORUM

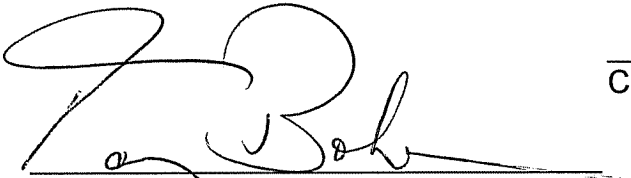
The board heard comments from Mr. Jack Kirk, 1314 Via de Luna, regarding speed bumps and cross walks on Via de Luna. A discussion followed.

15. BOARD MEMBERS FORUM

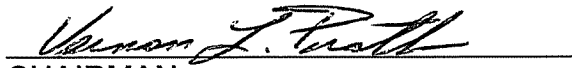
Mr. Gant talked about the board's purpose and mission. Ms. Bohannon mentioned the funding for the parking garage. A brief discussion followed. Ms. Bohannon also mentioned the landscaping project.

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There being no further business before the board, the meeting adjourned at 6:24 p.m.



SECRETARY



CHAIRMAN

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