

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
APRIL 25, 2012

Board Members:

Dave Pavlock
Chairman

Vernon Prather
Vice-Chairman

Thomas Campanella
Secretary/Treasurer

Tammy Bohannon
Acting Secretary/Treasurer

Fred Gant
Elwyn Guernsey

W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: April 26, 2012

RE: Minutes of April 25, 2012 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday April 25, 2012. Members present were Ms. Tammy Bohannon, Chairwoman, Mr. Ed Guernsey and Mr. Fred Gant. Also present were Board Members Vernon Prather, Dr. Thomas Campanella and Mr. Dave Pavlock. Ms. Tammy Bohannon, Chairwoman of the Committee, called the meeting to order and presented the following items.

Item # 1 – Ms. Alice Bohannon, Surf Burger (Sublease to Key Sailing) – 500 Quietwater Beach Road – Request to place freestanding sign off premise/leasehold property. (Referred from the 3-28-2012 Committee meeting)(Staff report by Paolo Ghio)

Per request of the Master Leaseholder, Mr. Kirk Newkirk, this Item has been removed for consideration at this time.

Item # 2 – Mr. Mike Pinzone, Pensacola Beach Fishing Pier – 41 Ft. Pickens Rd. – Request to construct a portable, sectional food service bar and re - purposing existing picnic tables and chairs. (Staff report by Paolo Ghio)

Mr. Ghio gave background on this item and stated staff recommends approval of the request.

Ms. Bohannon said that it was hard to tell sometimes if the snack bar was open or closed and it frequently looked dirty.

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SPEAKER:

Mike Pinzone – stated he doesn't have enough employees to service the whole area, and that he plans to add more.

Mr. Gant has concerns about the public being able to move freely in the space, as well as having easy access to the beach.

Mr. Pavlock voiced concerns regarding Mr. Pinzone's plans meeting other county agencies' criteria.

Upon motion of Mr. Ed Guernsey seconded by Mr. Fred Gant, The Committee approves staff's recommendation, conditional upon Escambia County verification that the new floor layout and seating load is per code and can be adjusted down at Escambia County discretion. (3-0)

Item # 3 - Mr. Alex Davis – 1109 Ariola – Lots 9 & 10, Block 7, Villa Segunda - Request to construct an in-ground swimming pool with a 7 foot encroachment into the 20 foot rear yard setback. (Staff report by Paolo Ghio)

Mr. Ghio gave background and stated staff recommends approval of the request.

Ms. Bohannon asked if there were any easements involved with the property line.

Mr. Ghio stated there were no easement issues.

Upon motion of Mr. Ed Guernsey seconded by Mr. Fred Gant, the Committee unanimously approved staff's recommendation.(3-0)

Item # 4 - Mr. Ron Ladner – Shaggy's Bar & Grill – 701 Pensacola Beach Blvd. – Request for one (1) conforming freestanding sign and attached signage on commercial leasehold property. (Staff report by Paolo Ghio)

Mr. Ghio gave background on this item and stated staff recommended approval of the request.

Mr. Gant and Ms. Bohannon asked a few question regarding the sign size and placement. Mr. Ghio stated that the size and placement are both conforming.

Mr. Prather stated that Shaggy's building paint choice had been a last minute addition to the last Board Meeting, but he does like the color of the building, (Million Dollar Red) even though it is not one of the SRIA's suggested commercial building colors.

Upon motion of Mr. Ed Guernsey seconded by Mr. Fred Gant, the Committee unanimously approved staff's recommendation. (3-0)

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Item # 5 – Santa Rosa Dunes Condominiums HOA – 900 Ft. Pickens Rd. – Request for approval of a Shoreline Protection Project. (Staff report by Paolo Ghio)

This item was removed from the agenda.

Item # 6 – Trolley update. (Staff report by Paolo Ghio)

Mr. Gant stated that the Board needs to do all they can to support the SRIA staff on the trolley issues.

Mr. Ghio stated he had a contract from ECAT for Chairman Pavlock to sign.

There was much discussion regarding the necessity of Board action before the contract is signed.

Ms. Ford stated the budget is already approved for this item and the Chairman can sign off on the contract tonight. (Chairman Pavlock signed the contract after the meeting.)

Mr. Ghio explained some details of the contract: the hours will be 4 pm – 12 am, 7 days a week, May 25 - September 3.

Mr. Gant stated the Board needed to trust staff to make decisions in the best interest of all parties regarding the trolleys. He stressed he really wanted to make this work.

Mr. Pavlock asked what the penalties were for cancellation of a trolley run, due to weather, etc.

Mr. Ghio said there were no penalties for cancelling a trolley.

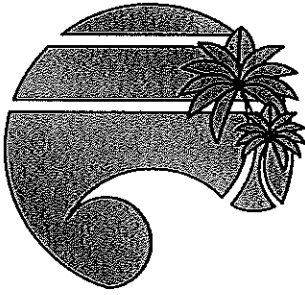
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:jt

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Tammy Bohannon
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Fred Gant
Elwyn Guernsey

W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: April 26, 2012

RE: Minutes of April 25, 2012 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, April 25, 2012. Members present were Mr. Ed Guernsey, Chairman, Mr. Vernon Prather and Mr. Dave Pavlock. Also present were Board members Dr. Thomas Campanella, Mr. Fred Gant and Ms. Tammy Bohannon. Chairman of the Committee, Mr. Guernsey, called the meeting to order and presented the following items.

Item # 9 was added for consideration by Chairman Pavlock.

Item #10 was added by Committee Chairman Guernsey.

Item # 1 -- Monthly update from Mr. Guernsey regarding lease fees and the property tax issue.

Mr. Guernsey stated there was no new information regarding the item.

Mr. Pavlock asked how the outcome of the lawsuits might effect the Elk's Lodge request for an extension on their lease.

Mr. Stebbins stated it was very unclear as to the effect the outcome would have on either residential or commercial leases.

This item was informational only, no action taken.

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Item # 2 – Monthly update from Tammy Bohannon regarding the progress of the Core Area Development Plan, as part of the Master Plan.

Ms. Bohannon stated that the Escambia County Board of County Commissioners (BCC) voted on the plan on April 17, 2012. She read a statement (attached) recommending raising the toll in order to move forward with some of the ideas the Board has discussed previously.

Mr. Lee stated that Escambia County Engineering was studying the traffic issues and was considering a number of possibilities to remedy the situation.

Mr. Guernsey expressed an interest in pursuing the possibility of using some vacant property between Avenida 13 & 14 for parking spaces. He suggested using the white bahama rock, instead of paving.

Mr. Ghio stated there was a potential for almost 200 more spaces in that area.

Mr. Guernsey discussed the possibility of redirecting traffic during Blue Angels weekend, using only one lane to go North. He also suggested utilizing parking lots in Gulf Breeze, perhaps as a fund raiser for non-profit groups, and have trolleys/buses to transport people to the Island.

Mr. Pavlock supports Mr. Guernsey's idea of using the trolleys and a fund raiser. He also encouraged the Board to revisit the idea of a parking garage. He stated Escambia County was receiving money from BP and perhaps they would fund a garage out here and one on Perdido Key. He asked if the Board felt comfortable asking the BCC for funds.

Mr. Lee stated he had spoken with Joy Blackmon, Director of Escambia County Engineering, and that engineering was looking at changing ingress and egress at Casino Beach, and perhaps "smart" parking technology. (shows % of available parking)

Mr. Gant stated that the Board has come full circle. He said the public needed to provide input as to where and what kind of action is taken.

Mr. Guernsey agreed with Ms. Bohannon regarding raising the toll. He pointed out that the last toll increase was in 1991. He stated spending one dollar is nothing to most people.

Mr. Pavlock stated the BCC is not receptive to a toll raise in the foreseeable future.

Mr. Guernsey thinks the BCC's opinion on this could be changed.

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Ms. Bohannon asked if the money received from BP could be used to pay on the outstanding Medicaid bill that Escambia County has been billed for. She stated she wanted to see some changes soon.

Mr. Pavlock stated the Medicaid bill comes due before the money from BP will be received.

Mr. Prather stated he was tasked with studying the various departments of the SRIA. He stated he has gone full circle and arrived nowhere. He explained he was trying to make sure the departments were organized properly. He said the Board needs to review their Mission and now is the time to get focused on it.

Mr. Guernsey stated the Board needed to re-orient themselves with their Mission and vote for things that are for the betterment of the whole.

Mr. Gant questioned Mr. Prather on his timeline for the study and stated he didn't want a long delay.

Mr. Prather stated he wasn't sure, due to the fact he didn't know whether there was going to be a lot of tweaking or just a little bit. He said input from the commercial leaseholders would be valuable to him. He assured the Board he would have a report at the May 9, 2012 Regular Board Meeting.

Mr. Prather stated he supported Mr. Guernsey's idea of extra parking spaces, but that there would be opposition to it.

Ms. Bohannon said the cost estimate for the Boardwalk idea was 6.5 million dollars, and suggested using LOST funds as a funding source. She stated she needed a clearly defined consensus for Commissioner Robinson. Ms. Bohannon stressed the importance of taking responsibility for our destiny.

Mr. Prather pointed out that the BCC's focus is on the 9 million dollars that is owed.

Mr. Pavlock suggested doing the Boardwalk a bit at a time, perhaps spending 1 million a year for 6 years.

Mr. Lee stated that designs on parking garages had already been completed, and the drawings can be brought back for discussion.

Dr. Campanella stated the Board's job is to be "Beach Keepers", to maintain and take care of the Island. He is against taking any of these ideas to Escambia County right now, since they are in a bad position. He suggested stepping back and allowing the County to make the changes they are planning, and go from there.

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Mr. Gant questioned the Board's vision of the beach. He stated they needed to define their Mission.

Ms. Bohannon suggested the finance department create a restricted fund account for improvements.

Ms. Ford explained that Escambia County requested our budget 3 months earlier than usual and that we are being audited. She is not in favor of the suggestion.

This item was informational only, no action taken.

Item # 3 – Kevin Hayes, as representative of Sandpiper Gulf Aire Inn, Inc., Paradise Inn, & Paradise Bar & Grille – 21 Via de Luna – Request to sublease to Mr. Ashley Curd and Mr. Nicholas Sexton, Gulf Coast Pedicabs, LLC – to operate a pedicab service on Pensacola Beach. (Referred from 2-22-2012 Committee Meeting)(Staff report by Executive Director Buck Lee)

Mr. Lee gave background on this item and stated the SRIA is still awaiting a recommendation from Escambia County.

Item # 4 - Kirk Newkirk, Key Sailing Inc.- 400 Quietwater Beach Rd. #14 – Request to sublease to Mr. David Patchanian, Pensacola Beach Buggies – to operate a pedicab service on Pensacola Beach. (Staff report by Executive Director Buck Lee)

SPEAKERS:

Nicholas Sexton – told the benefits of having his pedicab service on Pensacola Beach, free service, tips only.

David Patchanian – stated he had spoken with Mr. Newsom and was told perhaps he could operate between Casino Beach and Quietwater Beach parking lots.

Dr. Campanella pointed out that bikes have the right of way in the road.

Mr. Stebbins stated that applied to a non-commercial cyclist.

Upon amended motion of Mr. Vernon Prather seconded by Mr. Dave Pavlock, the Committee unanimously approved bringing these items (# 3 & # 4) to the May 9, 2012 Regular Board Meeting for further discussion. (3-0)

Item # 5 – Pensacola Beach Development Corp/Fulford Harbor/Soundside Market, LLC – 5 Via de Luna (Unit G-5) - Request to sublease to 3 dogearth Corp d/b/a Wild Roots/Beach Pops – to operate an organic frozen treat/organic salad and sandwich cafe. (Staff report by Executive Director Buck Lee)

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Mr. Lee gave background on this item and stated staff recommended approval of the request.

Upon motion of Mr. Dave Pavlock seconded by Mr. Vernon Prather, the Committee unanimously approved staff's recommendation. (3-0)

Item # 6 – Pensacola Beach Elks Lodge # 497 – 661 Pensacola Beach Blvd. – Request by Sandy Milburn, as representative for the Elk's Lodge, to extend the current commercial lease an additional 16 years. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on this item and stated staff recommended approval of the request.

Mr. Prather questioned amendments of leases, does staff review and bring them up to current standards.

Mr. Prather made a motion to approve the request, but to have staff review for non-conforming issues and then bring to Mr. Stebbins' attention.

Ms. Ford explained the Lease Extension Policy that staff utilized for these situations.

Mr. Prather withdrew the motion.

Upon motion of Mr. Vernon Prather seconded by Mr. Dave Pavlock, the Committee unanimously approved staff's recommendation. (3-0)

Item # 7 – H & S Development d/b/a Tiki Golf & Games – 2 Via de Luna – Request to sublease to John Paul McDaniels Tattoo - to operate a temporary tattoo/retail business. (Staff report by Executive Director Buck Lee)

Mr. Lee gave the background on this item and stated that Mr. McDaniels is a return sublease to Tiki Island and that staff recommended approval.

Upon motion of Mr. Dave Pavlock seconded by Mr. Vernon Prather, the Committee unanimously approved staff's recommendation for a one (1) year period, subject to paying all applicable percentage fees. (May 2013) (3-0)

Item # 8 – Pensacola Beach Holdings, Inc. d/b/a Portofino Boardwalk – 400 Quietwater Beach Road # 7 – Request to sublease to Rob Babcock d/b/a Salty Beach Outfitter – to operate a retail store, selling men's & women's apparel, gifts and accessories. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on this item and stated staff recommended approval of the request.

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Upon motion of Mr. Dave Pavlock seconded by Mr. Vernon Prather, the Committee unanimously approved staff's recommendation. (3-0)

THE FOLLOWING ITEM ADDED PER CHAIRMAN PAVLOCK

Item # 9 – Robert Rinke, Portofino/Quietwater Boardwalk – 400 Quietwater Beach Road – Request to sublease to Cindi Bear Bonner, Fitness on Board – to operate a paddle board rental company from the Bamboo Willie's location (# 14)(Staff report by Executive Director Buck Lee)

Mr. Lee gave background on this item and stated staff recommended approval of the request.

Mr. Gant questioned the location, he felt like it was a very congested area.

Mr. Lee stated he wasn't worried, they weren't jet skis and they wore life jackets.

Upon motion of Mr. Dave Pavlock seconded by Mr. Vernon Prather, the Committee unanimously approved the request by Robert Rinke, Portofino/Quietwater Boardwalk – 400 Quietwater Beach Road – to sublease to Cindi Bear Bonner, Fitness on Board – to operate a paddle board rental company from the Bamboo Willie's location (# 14) for a period of one (1) year, subject to paying all applicable percentage fees. (May 2013)(3-0)

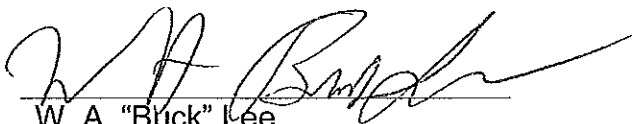
THE FOLLOWING ITEM ADDED PER COMMITTEE CHAIRMAN GUERNSEY.

Item # 10 – Discussion regarding the parking area between Avenida 13 & 14.

Mr. Pavlock acted as Chairman for this motion.

Upon motion of Mr. Ed Guernsey seconded by Mr. Vernon Prather, the Committee unanimously approved tasking BDI to prepare an estimate for providing parking in the area defined between Avenida 13 & 14, including the number of spaces and the cost per space, at their earliest convenience.(3-0)

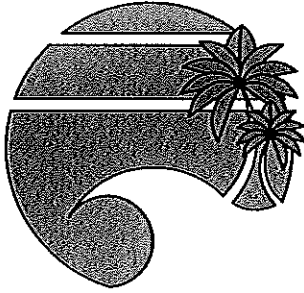
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:jt

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ADMINISTRATIVE COMMITTEE
APRIL 25, 2012

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Elwyn Guernsey

W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: April 26, 2012
RE: Minutes of April 25, 2012 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, April 25, 2012. Members present were Dr. Thomas Campanella, Chairman, Mr. Dave Pavlock and Mr. Ed Guernsey. Also present were Board members Mr. Vernon Prather, Mr. Fred Gant and Ms. Tammy Bohannon. Dr. Thomas Campanella, Chairman of the Committee, called the meeting to order and presented the following items.

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

Ms. Ford reviewed points of interest on the report.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)

Item # 2 - Bid for purchase of a 10' x 138' public parcel of SRIA owned property. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on this item and asked the wishes of the Board, since Mr. Faddis, the only bidder, is a long-time friend of his.

Upon motion of Mr. Ed Guernsey seconded by Mr. Dave Pavlock, the Committee unanimously approved accepting the bid by RMI for \$2,500.00 for a 10' x 138' parcel of SRIA owned property, subject paying for the cost of the advertisement

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APRIL 25, 2012

in the Pensacola News Journal (\$928.42) and attorney's fees associated with this transaction (\$64.80) for a total of \$ 993.22. (3-0)

Item # 3 – Spirit of the Island Award. (Referred from the 4/11/2012 Regular Board Meeting)(Staff report by Chairman Dave Pavlock)

Mr. Lee asked Mr. Pavlock to share his ideas on the award.

Mr. Pavlock stated he would recommend a plaque placed in a prominent area.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Committee unanimously approved the erection of a monument (plaque that would have space to add names every year), spending up to \$700.00 to be placed at the Gulfside Pavilion. (3-0)

Mr. Pavlock stated the Spirit of the Island award should be advertised through the local media, asking for nominations, perhaps through July 1.

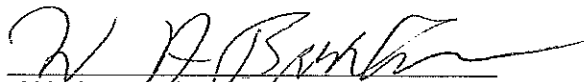
Mr. Pavlock made a motion to ask Dr. Campanella to serve on the nominating committee, along with a Pensacola Beach Chamber representative and another member of their choosing. The motion was dropped.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Committee unanimously approved a (3) three member Selection Committee, to be made up of (1) one SRIA Board Member, (1) one Pensacola Beach Chamber Member, and one other member, a long time beach resident, to be chosen by the other (2) two members. (3-0)

Dr. Campanella passed the chair of this Committee to Mr. Vernon Prather for the following vote.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Committee unanimously approved the nomination of Dr. Thomas Campanella to serve as the SRIA Board Member on the Selection Committee for the Spirit of the Island award. (3-0)

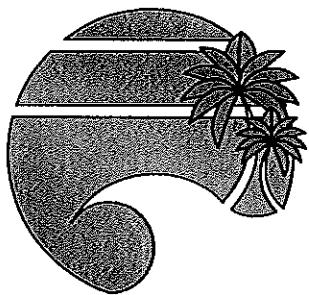
There being no further business before the Committee, the meeting was adjourned.



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SANTA ROSA ISLAND AUTHORITY
OPERATIONS COMMITTEE
APRIL 25, 2012

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: April 26, 2012
RE: Minutes of April 25, 2012 Operations Committee Meeting

A regularly scheduled meeting of the Operations Committee was held on Wednesday, April 25, 2012. Members present were Mr. Vernon Prather, Chairman, Dr. Thomas Campanella and Ms. Tammy Bohannon. Also present were Board members Mr. Ed Guernsey, Mr. Fred Gant and Mr. Dave Pavlock. Chairman of the Committee, Mr. Prather, called the meeting to order and presented the following items.

Item # 2 was added for discussion by Chairman Pavlock.

Item # 1 – Discussion regarding designating parking for electric cars at Casino Beach.
(Staff report by Chairman Dave Pavlock)

Mr. Pavlock suggested placing a sign at chosen parking spots indicating Hybrid parking, and stated there would be no towing of non-hybrid cars parked in the spot.

Ms. Bohannon asked about parking for golf carts, and suggested reconfiguring spots for golf carts, so as not to waste space.

Mr. Prather asked for staff to study the restriping issues at Casino Beach parking lot, as well as signage, and bring a recommendation back to the Board.

Mr. Pavlock suggested addressing the drop-off areas that were designated in the Master Plan.

Mr. Lee noted that the SRIA does currently offer bike racks and motorcycle parking at Casino Beach.

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Upon motion of Dr. Thomas Campanella seconded by Ms. Tammy Bohannon, the Committee unanimously voted to hold this item in Committee for further research. (3-0)

THE FOLLOWING ITEM WAS ADDED PER CHAIRMAN PAVLOCK.

Item # 2 – Discussion regarding the letter from Escambia County regarding the toll plaza. (Staff report by Executive Director Buck Lee)

Mr. Lee stated that a letter had been received from Joy Blackmon, Director of Escambia County Engineering, declaring Escambia County's intent to take over day-to-day operations at the Bob Sikes Toll Facility, per the Interlocal Agreement from 2001 between the BOCC and the SRIA, which allows for either party to terminate with 60 days notice.

Mr. Lee gave the background on this item and stated that all the money from the toll goes back to Escambia County, and that the toll plaza is Escambia County's facility. He explained Escambia County has many improvements planned, such as new transponders, new software and hardware.

Mr. Lee stated transponder sales would still take place at the SRIA, and the staff is excited over the news that Escambia County has hired toll facility experts to overhaul the systems.

Mr. Prather has concerns regarding Escambia County taking over the toll facility. He stated most of what is good about the plaza is directly due to the SRIA. He said the SRIA is proactive and a good local contact.

Mr. Lee stated that Yana Shanholtzer and Cheryl Messier currently did good jobs with the toll facility, and that Matt Mooneyham would be the project manager.

Dr. Campanella asked if the Board had to give approval.

Mr. Stebbins stated that either side had the authority to terminate the agreement.

Dr. Campanella questioned the responsiveness of Escambia County currently on issues that arise.

Mr. Ghio stated it varies on the problem, and who has to repair it.

Dr. Campanella asked if it was necessary for the Board to approve this request tonight, because he would like to have Joy Blackmon or Matt Mooneyham address this issue at the next Board meeting.

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Upon motion of Dr. Thomas Campanella seconded by Ms. Tammy Bohannon, the Committee unanimously voted to bring this item to the May 9, 2012 Regular Board Meeting, with a request to Escambia County to have either Matt Mooneyham or Joy Blackmon present to address the Board. (3-0)

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



W. A. "Buck" Lee
Executive Director

WAL:jt

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