

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
AUGUST 22, 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: August 23, 2012

RE: Minutes of August 22, 2012 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday August 22, 2012. Members present were Ms. Tammy Bohannon, Chairwoman and Mr. Ed Guernsey. Also present were Board Members Mr. Vernon Prather, Dr. Thomas Campanella and Mr. Dave Pavlock. Ms. Tammy Bohannon, Chairwoman of the Committee, appointed Dr. Campanella to the Committee during the first two (2) items, due to the absence of Mr. Fred Gant at the beginning of the meeting. Ms. Bohannon called the meeting to order and presented the following items.

Item # 1 - Tim Jones – 1593 Bulevar Menor – Lot 5 A, Block 8, Santa Rosa Villas, adjacent to Santa Rosa Sound – Request to construct a 112' x 4' terminal pier, 12' x 8' terminal platform and an uncovered 4 pole boat lift. (Referred from the 8/8/2012 Regular Board Meeting)(Staff report by Paolo Ghio)

SPEAKERS:

Keith Johnson (Wetland Sciences) – He explained the history of this item and noted that all three (3) alternatives required variances. He stated he and his client (Tim Jones) were requesting approval of proposal #3 (2 variances) with the provision that if the Escambia County Board of Adjusters (BOA) did not approve the variances, then approval of the original dock would proceed.

Larry Entrekin – neighbor – He stated the parties had met and agreed upon an alternative plan.

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Ms. Bohannon asked if he was willing to pay the extra fees involved with applying for the variances.

Mr. Entrekin stated he would pay them, but was hoping to get some of the other neighbors to share the costs with him.

Mr. Prather stated he appreciated the spirit of compromise, but has concerns about the use of variances.

Mr. Guernsey pointed out that if the Board approved the initial proposal from Mr. Jones, no variances would be required, and he was in favor of it.

Mr. Ghio explained what the variances were for.

Mr. Guernsey asked Mr. Prather if he was in favor of the original proposal.

Mr. Prather stated he was, since it met the SRIA guidelines and the parties had done what the Board asked of them.

Mr. Pavlock agreed he would rather not have the variances, as well.

Ms. Bohannon stated the Board had directed them to compromise, and questioned how much the government should interfere. She pointed out there would be no extra costs to Mr. Jones, should the compromise solution be chosen.

Mr. Prather asked Mr. Ghio if the variances were approved, and the dock was struck by lightning, would the variances still apply?

Mr. Ghio stated the variances stay with the property.

SPEAKERS:

Don Paro – neighbor – He doesn't think Mr. Jones should have a pier.

Mr. Tim Jones – He stated he lives permanently at the property, and designed a dock that met all the SRIA codes and regulations. He stated he was directed to try and compromise with the disgruntled neighbors, and that he is satisfied with the #3 proposal. He stated it saves the seagrass and allows for the boatlift. He asked the Board to approve the compromise solution.

Upon motion of Dr. Thomas Campanella seconded by Mr. Ed Guernsey, the Committee unanimously approved the proposed conceptual design #3 (attached) by Tim Jones (in cooperation with adjacent neighbors) – 1593 Bulevar Menor –

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Lot 5 A, Block 8, Santa Rosa Villas, adjacent to Santa Rosa Sound – to move forward with a variance request to Escambia County Board of Adjustment (BOA).

Staff conditions applicant to verify with the SRIA that the variance has been applied for within thirty (30) days from the SRIA Board meeting (September 12, 2012).

*****Alternately, in the event the variance is not approved by the BOA, or not applied for to the BOA, the Committee unanimously grants approval to Tim Jones to construct a 112' x 4' terminal pier, 12' x 8' terminal platform and an uncovered 4 pole boat lift (initial request), both requests are subject to obtaining all applicable permits, (FDEP and COE have been received) and meeting all applicable codes and regulations. (3-0)**

Item # 2 - Discussion regarding the feasibility of allowing leaseholders the use of the reclaimed water line. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on this item and stated Baskerville Donovan, Inc. (BDI) is currently working with the Emerald Coast Utilities Association (ECUA) on the possibility of the project.

Mr. Prather stated increased reclaimed water use would facilitate removal of surface water discharge from the Santa Rosa Sound, and encouraged the Board to support ECUA in their efforts on this project.

Mr. Guernsey encouraged Chairman Pavlock to send a letter of support from the SRIA Board on this matter. The rest of the Board members agreed with Mr. Guernsey's request.

No further action was taken.

Item # 3 - Palm Beach Club Homeowners Association – 1350 Ft. Pickens Rd. – Request for a 2 year time extension for the use of a portable restroom on leasehold property. (Staff report on Paolo Ghio)

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

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

Item # 4 – Informational report regarding the SRIA/Pensacola Beach Community Rating System – (Staff report by Paolo Ghio)

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Mr. Ghio gave background on this item.

Ms. Bohannon thanked Mr. Ghio for paying attention to this item and keeping Pensacola Beach in compliance.

This item was informational only, no action taken.

Item # 5 – Request approval of proposed amendment to LDC Section 13.22.00. Regulation of signs and outdoor displays.(Staff report by Paolo Ghio)

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

He explained he had removed unnecessary verbage from the regulation.

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

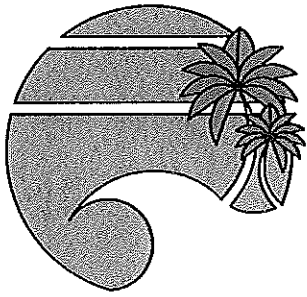
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:jt

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SANTA ROSA ISLAND AUTHORITY
SPECIAL PROJECTS COMMITTEE
AUGUST 22, 2012

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: August 24, 2012

RE: Minutes of August 22, 2012 Special Projects Committee Meeting

A regularly scheduled meeting of the Special Projects Committee was held on Wednesday, August 22, 2012. Members present were Mr. Ed Guernsey, Mr. Dave Pavlock, and Mr. Fred Gant, Chairman. Also present were Board members, Dr. Thomas Campanella, Ms. Tammy Bohannon and Mr. Vernon Prather. Mr. Fred Gant, Chairman of the Committee, called the meeting to order and presented the following items.

Item # 1 – Discussion regarding prioritizing and finding funding for preferred projects to present to Escambia County. (Referred from the July 25, 2012 Committee Meeting)(Staff report by Executive Director Buck Lee)

Mr. Prather suggested a public workshop to get insight from leaseholders.

Mr. Gant stated that every Board member needs to make a preferred list.

Dr. Campanella pointed out that his list, Mr. Pavlock's and Mr. Guernsey's lists were in the backup.

Ms. Bohannon stated a special meeting should be held before the meeting on September 13, 2012 at Escambia County.

Mr. Gant pointed out that Baskerville Donovan, Inc. (BDI) could tell us what funds are available and what they can be used for.

There was much discussion.

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It was decided that Executive Director Buck Lee would meet with Jim Waite (BDI) to come up with possible projects, costs involved and possible funding sources to present at the Special Board Meeting called for August 29, 2012.

Item # 2 – Discussion of requested outline detailing the necessary requirements for a consultant to the SRIA. (Staff report by Executive Director Buck Lee)

Mr. Lee stated that Mr. Prather had done an excellent job in the outline provided for a Special Projects Consultant. He questioned the position being on salary or hourly wage, who the person would report to, and who would be on the selection committee. He also pointed out the redundancies in the outline since staff already performs many of the duties listed.

Mr. Prather said he specifically intended the position to be an unclassified position, so they would be under contract, which could be broken if the Board wasn't satisfied with the results. He stated the SRIA staff is already working full time, and this person would need to be "out and about".

Mr. Gant stated these are very specific responsibilities.

Mr. Guernsey stated that many of the functions were already being performed by staff. He did not feel this position should report to the Special Projects Committee.

Mr. Prather stated the contract would be with the Board, not with Mr. Lee, that the position should report to the Board, not to Mr. Lee.

Mr. Guernsey pointed out that the Board trusts Mr. Lee with every part of Pensacola Beach and that cutting him out doesn't make sense.

Mr. Pavlock stated that BDI does almost all things on the list, that they have the technical expertise and the Board performs the "Building Consensus" requirement listed.

Ms. Bohanon stated that BDI does a great job, but they also work for Escambia County, and she would like someone that works just for the SRIA.

Mr. Prather asked what the Board had to lose by trying this solution.

Dr. Campanella stated the Board needed to reinforce the staff. He said each Board member needs to talk to their County Commissioner, since each member had their own agenda. He pointed out Escambia County is moving forward with the list we have already given them, and we don't need to get greedy. He stated Mr. Waite (BDI) can show us what funding is available.

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Mr. Waite stated he works closely with Mr. Mooneyham (Project Director for Pensacola Beach with Escambia County) on ongoing projects.

Mr. Prather stated he is very frustrated with Escambia County, because things aren't getting fixed that are reported.

Item # 3 – Discussion regarding the SRIA vision statement. (Referred from the August 8, 2012 Regular Board Meeting)

Dr. Campanella read an old visioning statement for Pensacola Beach.

A motion was made by Mr. Prather seconded by Dr. Campanella, to adopt Ms. Bohannon's mission statement. Mr. Prather later withdrew his motion.

SPEAKER:

Jim Cox – He re-read aloud his vision statement and explained the difference between a vision statement and a mission statement. He stated a mission statement should come after the vision statement. He told the Board they need to agree on a Vision statement before they adopt a mission statement.

Mr. Pavlock stated that it is good to have division on the Board, because that meant there were many opinions.

Upon motion of Mr. Vernon Prather seconded by Dr. Thomas Campanella, the Committee unanimously approved bringing this item to the September 12, 2012, Regular Board Meeting for further discussion.

It was decided to invite Matt Mooneyham (Escambia County Project Manager for Pensacola Beach) to attend the August 29, 2012 Special Board meeting regarding projects on Pensacola Beach.

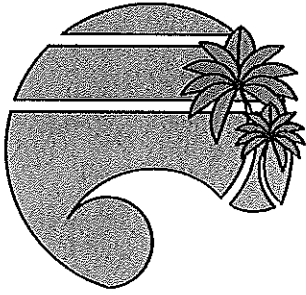
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:jt

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PENSACOLA BEACH
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ADMINISTRATIVE COMMITTEE
AUGUST 22, 2012

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W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: August 23, 2012
RE: Minutes of August 22, 2012 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, August 22, 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.

Mr. Guernsey asked Ms. Ford to mail him a copy of the financials each month, and she agreed to do so.

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 - Discussion of \$500 requested sponsorship by Recyclemania. (Staff report by Executive Director Buck Lee)

Mr. Lee gave an explanation of the request.

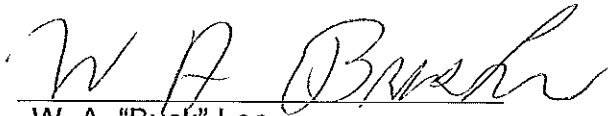
Mr. Gant questioned the intent of this sponsorship.

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Mr. Lee stated the Board would be doing something nice for the residents.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Committee unanimously approved the request by Recyclemania for a \$500.00 sponsorship, and to waive the \$50 application fee. (3-0)

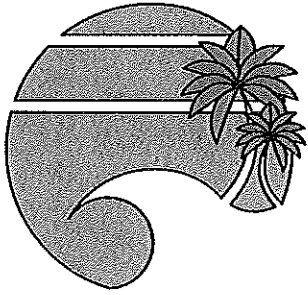
There being no further business before the Committee, the meeting was adjourned.



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SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
AUGUST 22, 2012

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: August 24, 2012

RE: Minutes of August 22, 2012 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, August 22, 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 # 1 – Monthly update from Mr. Guernsey regarding lease fees and the property tax issue.

Mr. Guernsey introduced a Lease Survey that was put together after a meeting with Jim Cox (Pensacola Beach Advocates) and Mike Stebbins (SRIA Attorney). (See attached)

There was much discussion regarding the best person/group to complete the desired information.

Mr. Lee suggested a meeting between himself, Dottie Ford (Finance Director) and Carr Ingram (SRIA accounting firm) before the next Board Meeting on September 12, 2012, to see if this is something the accounting firm can assist with completing.

The ultimate goal of preparing this information is to be able to find an equitable way of reimbursing taxes or lease fees, depending on the Supreme Court decision.

Mr. Lee will return to the September 12, 2012 Regular Board Meeting with the results of the meeting with the accounting firm.

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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 Escambia County is making plans regarding the projects the RESTORE Act monies will be allocated for. She encouraged our Board to reach a final priority projects list.

Mr. Lee stated there is a meeting on September 13, 2012 in order to form a Citizen's Advisory Committee, which will arrange the suggested projects in order of importance.

This item was informational only, no action taken.

Item # 3 – Mr. Downing Gray – Blue Angel Ice Co., LLC – 643 Pensacola Beach Blvd.- Request for an eight (8) year renewal of his License Agreement; subject to paying all applicable fees and percentages. (Staff Report by Executive Director Buck Lee)

Mr. Lee gave background on this item and stated staff recommended approval. He stated for the record, that Mr. Gray had been a friend for many years.

Mr. Prather asked if he was in good standing with the Finance department, and Ms. Ford stated he was.

Mr. Gant inquired if changes were made to the lot, (landscaping, etc..) what would the impact be on the license agreement?

Mr. Lee stated there would be no impact on the license agreement, but that Mr. Grey might have to relocate the machine to a different part of the parking lot.

Mr. Prather stated it was a great service, but he had concerns regarding the length of the renewal.

Mr. Guernsey stated he was in support of the extension, and that Blue Angel Ice offered a great product. He reminded the Board Mr. Grey had offered free ice after a hurricane.

Ms. Bohannon suggested modifying the license agreement to reflect the possibility of movement of the machine within the parking lot.

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

Item # 4 –Mr. Gary Humphrey – Paddy O'Leary's Irish Pub, Inc. – 49-A Via De Luna – Request to sublease to Ms. Elpiniki Fournaris, Nikis on the Beach, to operate a restaurant/take out business on Pensacola Beach. (Staff report by Executive Director Buck Lee)

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

Mr. Prather disclosed that Mr. Fournaris had approached him regarding the use of gas at this location.

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

Item # 5 – Discussion regarding a non-exclusive license for stand up paddle board services. (Staff report by Paolo Ghio)

Mr. Ghio gave background on this item.

It was determined that the current sublease process was the best way to handle the stand-up paddle board business.

No action taken.

Item # 6 – Ms. Karen Sindel – Request for discussion regarding a potential project for Pensacola Beach. (Staff report by Paolo Ghio)

Ms. Sindel reported she has spent 6 months researching this item and is asking for these three (3) guidelines: Allow dogs only in Park East and Park West, hours to be sun-up to 10 a.m., and no lease requirements at either park.

Mr. Lee stated there were many tourists and residents that utilize Park West, and a leash would be needed. He stated the Escambia County Ordinance could be amended.

Mr. Ghio stated that during turtle and bird nesting season, all dogs needed to be on a leash.

Ms. Sindel stated she wanted to protect the beach, and she was working with a company to provide clean-up bags, and pointed out the trash containers would be needed.

Mr. Gant questioned the number of dogs allowed and stated perhaps a pass might be a good idea.

Mr. Pavlock stated that this item was very controversial and involved changing an Escambia County Ordinance. He asked Ms. Sindel to provide staff with more of the information she had gathered for backup at the next discussion.

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Upon motion of Mr. Dave Pavlock seconded by Mr. Vernon Prather, the SRIA will be holding two (2) public hearings on the issue at two (2) Regular Board Meetings. (October 10 & November 14)(3-0)

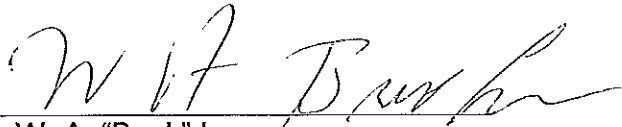
Dr. Campanella stated a more confined area would be a good idea, due to health concerns.

Ms. Bohannon agreed with Dr. Campanella that a more focused area would be a good idea.

SPEAKER:

Lila Cox – She complained that there was no back-up online about this. (The SRIA staff had not been given any backup until after agenda had been posted.) She stated a Soundside location should be pursued.

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


W. A. "Buck" Lee
Executive Director

WAL:jt

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