



**SANTA ROSA  
ISLAND AUTHORITY**

**BOARD MEMBERS**  
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Executive Director

**SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
AUGUST 26, 2015**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** August 27, 2015  
**RE:** Minutes of August 26, 2015 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday August 26, 2015. Members present were Ms. Janice Gilley, Dr. Thomas Campanella, and Mr. Dave Pavlock, Chair. Also present was Board Member Mr. Jerry Watson. Ms. Tammy Bohannon and Ms. Karen Sindel were absent. Mr. Pavlock called the meeting to order and presented the following items.

Item # 1 – Request by Sonny and Beverly Campbell – Lot 42, Block B, Villa Sabine, 232 Sabine Dr. – Request to construct an in ground swimming pool with an encroachment of 33.5' in to the rear yard setback. (Staff report by Paolo Ghio)

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

**Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Sonny and Beverly Campbell – Lot 42, Block B, Villa Sabine, 232 Sabine Dr. – to construct an in ground swimming pool with an encroachment of 33.5' in to the rear yard setback. (3-0)**

Item # 2 – Request by Joseph and Angela Lemke – Lot 7, Block 26, Villa Segunda, 1103 Panferio Dr. – Request to construct an in ground swimming pool with an encroachment of 13' in to the rear yard setback, and 8' in to the west side yard setback. (Staff report by Paolo Ghio)

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

**Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Joseph and Angela Lemke – Lot 7, Block 26, Villa Segunda, 1103 Panferio Dr. – to construct an in ground swimming pool with an encroachment of 13' in to the rear yard setback, and 8' in to the west side yard setback. (3-0)**

Item # 3 – Request by Sharon Regan, representing Sunset Holding Company, Inc. d/b/a Gulf Fishing Pier to erect a public pier sign. (Staff report by Paolo Ghio)

**Item # 3 was pulled from consideration per leaseholder request.**

Item #4 – Discussion regarding possible property exchange/ sale between ECUA and SRIA. (Staff report by Paolo Ghio)

Paolo Ghio gave background on the item and stated staff recommended approval. Mr. Ghio stated he was seeking approval to move forward with a mutually (SRIA & ECUA) agreeable appraisal of the properties in question. (Splitting expenses) Then ECUA and the SRIA would either swap properties evenly or swap and reach a monetary agreement, depending on the results of the appraisal, subject to legal signoff.

SPEAKER:

Tim Hague – He is with ECUA. He stated the intent is to harden the shoreline and coordinate the bulkhead, as it is very important to the infrastructure. He explained the plan is to build another 3 million gallon water tank on the property, but assured the Committee there would be no loss in water service on the Island during construction. He stated this item is on the ECUA agenda for a vote on 8-27-2015.

Mr. Pavlock asked about the length of the construction and voiced concerns over the impact to traffic.

Mr. Lee stated 3 appraisers had been selected and 3 quotes already given. 2 quotes were within \$50 of each other. He stated staff would come back to the Board with a recommendation for moving forward.

Mr. Pavlock stated he wanted to approve this at the Special Board Meeting scheduled to follow the Committee Meetings.

Mr. Stebbins stated since the land has previously been leased, it may have to go out for bid,

Ms. Gilley and Mr. Pavlock asked if an inter-agency swap was possible.

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Mr. Stebbins stated he couldn't find anything to support that action in Chapter 125-35, so he didn't think a swap was possible.


**Upon motion of Ms. Janice Gilley seconded by Dr. Thomas Campanella, the Committee unanimously approved the recommendation by staff to move forward on the land, the appraisal and the swap, pending the bid process and to choose an appraiser, also placing final vote for this on the Special Board Meeting that immediately follows this Committee Meeting. (3-0)**

Speaker:

Tom Almon –He encouraged extending the bulkhead in this area, as the area is used to unload sand from Lafitte Cove dredging. He said it would be more efficient for the barge to be able to pull up parallel to unload the sand.

Mr. Lee and Mr. Ghio assured Mr. Almon that the plans were already in motion for the extension.

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  
DEVELOPMENT & LEASING COMMITTEE  
AUGUST 26, 2015**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** August 27, 2015  
**RE:** Minutes of August 26, 2015 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, August 26, 2015. The only Member present was Ms. Janice Gilley. Mr. Jerry Watson served as Chair in the absence of Ms. Karen Sindel. Dr. Thomas Campanella served in the absence of Ms. Tammy Bohannon. Also present was Board Member Mr. Dave Pavlock. Acting Chair Watson, called the meeting to order and presented the following items.

Item #1 - Request from Pensacola Beach Holdings, d/b/a Pensacola Beach Boardwalk, to amend the current license agreement for the placement of tables and chairs in the public area. (Report by Mike Stebbins)

Mr. Stebbins gave background on this item and stated staff recommended approval of dividing up the current license into 5 separate licenses. He said he would bring back all 5 licenses for approval at the September 9, 2015 Regular Board Meeting.

**Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee unanimously voted to approve staff's recommendation. (3-0)**

Item # 2 – Request by Daniel Dugan to hold a weekly farmer's market on the Pensacola Beach Boardwalk. (Staff report by Robbie Schrock)

Ms. Schrock gave background on this item and stated staff recommended approval.

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Ms. Gilley pointed out that there could be a problem with the tent placement in a few years, due to the Ferry activities that will take place on the Boardwalk in the future.

Ms. Schrock stated the Market was aware there would be certain days the Market wouldn't be held, due to scheduling conflicts for events on the Boardwalk.

**Upon motion of Ms. Janice Gilley seconded by Dr. Thomas Campanella, the Committee unanimously voted to approve staff's recommendation. (3-0)**

Item # 3 – Request by Sharon Regan, representing Sunset Holding Company, Inc. d/b/a Gulf Fishing Pier, to amend the two current Master Leases regarding delegation of the public restrooms. (Staff report by Executive Director Buck Lee)

**Item # 3 pulled from consideration by the leaseholder.**

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  
ADMINISTRATIVE COMMITTEE  
AUGUST 26, 2015**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** August 27, 2015  
**RE:** Minutes of August 26, 2015 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, August 26, 2015. The only Member present was Mr. Jerry Watson. Dr. Thomas Campanella served as Chair in the absence of Ms. Tammy Bohannon. Ms. Gilley served on the Committee in the absence of Ms. Karen Sindel. Also present was Board Member Mr. Dave Pavlock. Acting Chair Campanella 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 presented the financials for review.

Ms. Gilley asked if the excess funds went to the reserve account.

Ms. Ford told her the funds were addressed after the audit was completed.

**Upon motion of Mr. Jerry Watson seconded by Ms. Janice Gilley, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)**

Item # 2 – Discussion on a Consumer Price Index (CPI). (Staff report by Dottie Ford)

Ms. Ford gave the history of the CPI and past action taken by the SRIA Board, and stated staff recommended no increase this year, as lease fees are trying to be reduced.

**No action was taken on this item.**

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Item # 3 – Discussion on the use of Portofino Island Improvement funds for the Pensacola Beach East gate entry construction. (Report by Mike Stebbins & Paolo Ghio)

Mr. Ghio gave the background on this item and explained the design by Baskerville Donovan (BDI).

Mr. Stebbins explained a 7<sup>th</sup> Interim Agreement would need to be drawn to utilize the Portofino Island Beautification Fund, as well as an Interlocal Agreement with the County.

Mr. Pavlock asked about the gateway signage.

It was pointed out that the signage planned placement was not near Park East.

SPEAKER:

David Forte – Escambia County Project Manager for Pensacola Beach. He explained the design is 30% complete, and when at 60% it will include the gateway sign. He explained the concrete pavers that will be used to slow down traffic.

Discussion followed regarding the Island Beautification Fund.

SPEAKER:

Terry Preston – She questioned if this gateway sign was for Pensacola Beach, why was it being placed so far from Park East?

Dr. Campanella pointed out that the intent of the plan wasn't to create a "gateway", but to create a safer crossing zone.

More discussion followed on the placement of the signage.

**Upon motion of Ms. Janice Gilley seconded by Mr. Jerry Watson, the Committee voted unanimously to support the plan as presented, with the understanding that the sign plan and placement would come back to the Board for approval prior to placement. (3-0)**

Item # 4 - Request by Sharon Regan, representing Sunset Holding Company, Inc. d/b/a Gulf Fishing Pier, to amend the lease fee percentage paid by the West side of the pier.(Staff report by Dottie Ford)

Ms. Ford gave background on this item and stated staff recommended denial, as the lease fee would already be cut by 50% on October 1, 2015.

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SPEAKER:

Mike Pinzone - Sunset Holding, Inc. He stated he isn't asking for a reduction for himself, he's asking for his tenants. He gave the example of Smoothie King, who claims they can't afford to pay franchise fees as well as a 10% lease fee. He said they do not feel they can pass the fee to their customers. He stated the reduction to 5% in October will still be too high for his tenants.

**Upon motion of Mr. Jerry Watson seconded by Ms. Janice Gilley the Committee voted to accept staff's recommendation for denial of the request by Sharon Regan, representing Sunset Holding Company, Inc. d/b/a Gulf Fishing Pier, to amend the lease fee percentage paid by the West side of the pier. (2-1) Dr. Campanella voted in the negative, this item will be placed on the Regular Agenda of the September 9, 2015 Regular Board Meeting.**

Item # 5 - Request by Sharon Regan, representing Sunset Holding Company, Inc. d/b/a Gulf Fishing Pier, to move the parking of the Public Safety vehicles in the Casino Beach parking lot. (Staff report by Bob West)

**Item # 5 pulled from consideration by leaseholder.**

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

  
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W. A. "Buck" Lee  
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WAL:jt

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