

**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Thomas Campanella  
Chairman

Tammy Bohannon  
Vice-Chairwoman

Fred Gant  
Secretary/Treasurer

Janice Gilley  
Acting Secretary/Treasurer

Elwyn Guernsey  
Dave Pavlock

W. A. "Buck" Lee  
Executive Director

SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
DECEMBER 11, 2013

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: December 19, 2013  
RE: Minutes of December 11, 2013 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday December 11, 2013. Members present were Mr. Ed Guernsey, Chairman, Mr. Fred Gant, and Dr. Thomas Campanella. Also present were Board Members Mr. Dave Pavlock, and Ms. Tammy Bohannon. Ms. Janice Gilley was absent. Mr. Guernsey called the meeting to order and presented the following items.

Item # 1 – Discussion of improvements to Park West. (Staff report by Paolo Ghio)(Referred from the November 20, 2013 Committee Meeting)

Mr. Ghio gave the backup and explained his proposal was a good compromise with Ms. Kellner's previous proposal. He stated the pavilion would be a terrific tie-in with the existing snorkeling reef.

SPEAKER:

Monica Kellner – She stated she agreed with Mr. Ghio's recommendation to put a pavilion with seating underneath and seating in 3 other areas in order to view the sunset. She said she would still like to see the parking lot restriped and the recycling dumpster moved.

Discussion followed regarding the dumpster.

Mr. Pavlock agrees it is a good idea.

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Mr. Ghio asked for the Committee to approve up to a \$50,000.00 budget for this project, to be taken out of reserve for contingency.

SPEAKER:

Teresa Preston – She thinks the proposed pavilion and extra seating will tie in nicely with the eco-tour. She fully endorses this plan, but would still like to see more done.

**Upon motion of Dr. Thomas Campanella seconded by Mr. Fred Gant, the Committee unanimously approved a \$50,000.00 budget (to be taken from reserve for contingency) for Phase 1 of the Park West Project. (3-0)**

Item # 2 - Shad and Sharon Smith – 1415 Ariola Drive – Lots 15 & 16, Block 43, Villa Segunda – Request to construct an in ground swimming pool with a 14' encroachment into the rear yard setback, to include hardscape. (Staff report by Paolo Ghio)

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

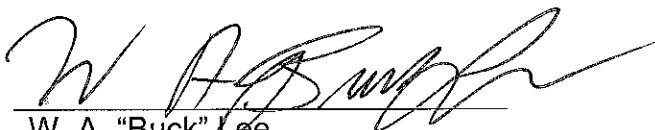
**Upon motion of Dr. Thomas Campanella seconded by Mr. Fred Gant, the Committee unanimously approved staff's recommendation. (3-0)**

Item # 3 – Pez Vela, LLC ( Alex Davis) – 209 Ariola – Lot 20, Block 9, Villa Primera – Request to construct an in ground swimming pool with a 10' encroachment into the rear yard setback, to include hardscape. (Staff report by Paolo Ghio)

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

**Upon motion of Dr. Thomas Campanella seconded by Mr. Fred Gant, the Committee unanimously approved staff's recommendation. (3-0)**

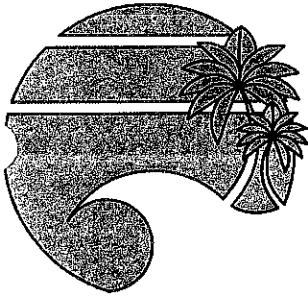
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee  
Executive Director

WAL:jt

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SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
DECEMBER 11, 2013

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: December 20, 2013

RE: Minutes of December 11, 2013 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, December 11, 2013. Members present were Mr. Dave Pavlock, Chairman Ms. Tammy Bohannon, and Mr. Ed Guernsey. Also present were Board Members Dr. Thomas Campanella, and Mr. Fred Gant. Ms. Janice Gilley was absent. Chairman of the Committee, Mr. Pavlock, 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.

No report given.

**No action taken.**

Item # 2 – Request by Sunset Holdings, Inc. d/b/a Pensacola Beach Gulf Pier to bifurcate the current lease. (Report by Mike Stebbins)

Mr. Stebbins explained this was a 3-part request. The first is to bifurcate the current Gulfside Pier lease, to include an East and a West side. The second and third requests are for the sub-leases that would fall under the new Master lease for the East side, which would both pay a flat 5% fee.

Discussion followed regarding the 5% fee vs. the current 10% paid by Mr. Pinzone, as well as addressing the minimum annual division. (The amount will not change from

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DEVELOPMENT & LEASING COMMITTEE  
DECEMBER 11, 2013

current minimum annual due, it will be divided according to acreage for each Master lease.)

**Upon motion of Mr. Ed Guernsey seconded by Ms. Tammy Bohannon, the Committee unanimously approved staff's recommendation to approve the bifurcation. (3-0)**

Item # 3 – Request by Sunset Holding Company, Inc. d/b/a Pensacola Beach Gulf Pier – 41 Ft. Pickens Rd. – to sublease to Laura Pinzone, Papa's Pizza Beachside - to operate a take-out and delivery pizza business. (Report by Mike Stebbins)

Mr. Stebbins gave the background and stated he recommended approval.

**Upon motion of Mr. Ed Guernsey seconded by Ms. Tammy Bohannon, the Committee unanimously approved staff's recommendation. (3-0)**

Item # 4 - Request by Sunset Holding Company, Inc. d/b/a Pensacola Beach Gulf Pier – 41 Ft. Pickens Rd. – to sublease to Matt LaFon and Scott Zepp, Sunset Jax, LLC - to operate an entertainment establishment. (Report by Mike Stebbins)

Mr. Stebbins gave the background and stated he recommended approval.

Discussion was held regarding approving all the documents immediately, or waiting until the January 8, 2014 Regular Board Meeting.

SPEAKER:

Matt LaFon – He is one of the investors for Sunset Jax. He stated he and his partner had already set aside \$500,000.00 - \$600,000.00 for design and permitting and would appreciate being able to move forward immediately.

**Upon motion of Mr. Ed Guernsey seconded by Ms. Tammy Bohannon, the Committee unanimously approved staff's recommendation. (3-0)**

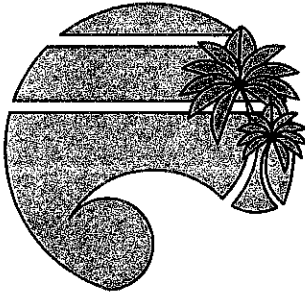
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee  
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ADMINISTRATIVE COMMITTEE  
DECEMBER 11, 2013

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: December 20, 2013  
RE: Minutes of December 11, 2013 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, December 11, 2013. Members present were Dr. Thomas Campanella, Chairman, Mr. Ed Guernsey and Mr. Dave Pavlock. Also present were Board Members, Mr. Fred Gant and Ms. Tammy Bohannon. Ms. Janice Gilley was absent. Dr. 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.

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

Item # 2 - Request by Cadillac Banks for a \$100,000.00 sponsorship of the 2014 Gulf Coast Summer Festival. (Staff report by Robbie Schrock)(Referred from the November 20, 2013 Committee Meeting)

Ms. Schrock gave background on this item.

SPEAKER:

William "Cadillac" Banks – He stated he amended his request to ask for only \$100,000.00. He said the proceeds from first 2000 tickets sold at the advance ticket

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ADMINISTRATIVE COMMITTEE  
DECEMBER 11, 2013

price would be sent straight to the SRIA. He explained he would give the SRIA the password to the Ticketmaster account so the sales could be monitored. He said the money would be used to secure headliner acts. He stated all the money would go to the artists upfront.

George Hawthorne - He stated they want to build a long-term festival and are not asking the SRIA to give them anything.

Mr. Pavlock stated the request sounds like a loan.

Mr. Banks agreed he could call it that, but stated he would still pay the \$5,000.00 owed to the SRIA, as well, for a total of \$105,000.00 to be paid back to the SRIA.

Mr. Stebbins suggested the SRIA receive the first \$100,000.00 the festival makes in ticket sales.

There was discussion about funding from other sources, as well as rain insurance.

Mr. Stebbins stated the SRIA would have to be named as additionally insured on all policies and all records for the festival would need to be open to the SRIA for inspection.

SPEAKER:

Mike Pinzone – He is the Master leaseholder for the Gulfside Pier. He stated last year's event had no problems and it was a good way to bring the public to the beach.

Mr. Guernsey is in favor of this event.

Dr. Campanella stated the SRIA is acting as a bank, which is not our job. The SRIA will get no interest back, and it is a huge amount of money. He stating is wrong for the SRIA to go down this road.

Mr. Pavlock stated he understood Dr. Campanella's concerns, but said it is a great opportunity to help, at minimal risk.

Much discussion followed.

**Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Committee agreed to authorize Mr. Stebbins to draw up an agreement with William "Cadillac" Banks for a loan. The SRIA will receive the first \$100,000.00 in new ticket sales and attorney's fees, be co-insured subject to our standards (type and amount), and the financials will be open to the SRIA at all times. (2-1) Dr. Campanella voted in the negative.**

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ADMINISTRATIVE COMMITTEE  
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Item # 3 – Request by Jeff Goudey, Krewe of Wrecks, for an increase to the current SRIA donation of \$3,000.00. (Staff report by Robbie Schrock)

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

SPEAKER:

Melanie Waite – She is the secretary for the Krewe of Wrecks. She told the SRIA the Krewe appreciates their help, the extra money helps to pay for dumpsters and porta-potties.

**Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, 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

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