

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

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: February 23, 2012

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

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday February 22, 2012. The only member present was Ms. Tammy Bohannon, Chairwoman. Mr. Vernon Prather was appointed to serve in the absence of Mr. Fred Gant, and Dr. Thomas Campanella was asked to serve in the absence of Mr. Ed Guernsey. Also present was Board Member Mr. Dave Pavlock. Ms. Tammy Bohannon, Chairwoman of the Committee, called the meeting to order and presented the following items.

Mr. Vernon Prather recused himself from voting on items # 3, # 4, and # 5, due to the fact that he has a work relationship with Mr. J.B. Schluter. Mr. Dave Pavlock will serve in his place on these items.

Item # 1 – Discussion on the removal of dune walkovers. (Staff report by Paolo Ghio)

Paolo Ghio gave background on this item and stated the walkovers were rebuilt in 2007 with FEMA funds in the amount of \$586, 000.00.

Mr. Vernon Prather said that we would be spending a similar amount of money over the long run for upkeep on the walkovers. He agreed there were many good reasons for keeping the dune walkovers, but stressed that the Board has a fiduciary responsibility to consider.

Tammy Bohannon asked if the SRIA met the minimum number requirement of ADA accessible walkovers.

Mr. Ghio said he wasn't certain how many the SRIA is required to have on Pensacola Beach.

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ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
FEBRUARY 22, 2012

SPEAKERS:

Ray Ascherfeld
Teresa Preston

This item was for discussion only, no action taken.

Item # 2 - Mr. Rob Babcock, Premier Management Group on behalf of Gary Work Trustee of the Pensacola Beach Land Trust d/b/a Portofino Resort – 10 Portofino Drive – Request to construct a twelve (12) jet ski lift on the existing 185' x 6' terminal dock (Soundside) on leasehold property. (Staff report by Paolo Ghio)

Paolo Ghio gave background on this item and stated that staff recommended approval of the request as presented.

Upon motion of Mr. Vernon Prather seconded by Dr. Thomas Campanella, the Committee unanimously approved staff's recommendation of the request by Mr. Rob Babcock, Premier Management Group on behalf of Gary Work Trustee of the Pensacola Beach Land Trust d/b/a Portofino Resort – 10 Portofino Drive – to construct a twelve (12) jet ski lift on the existing 185' x 6' terminal dock (Soundside) on leasehold property, meeting all applicable codes and regulations, and obtaining all applicable permits (FDEP, COE, & Escambia County). (3-0)

Item # 3 – Mr. J.B. Schluter , IL of Pensacola Beach d/b/a Pensacola Beach Marina- 655 Pensacola Beach Boulevard – Request approval of new paint color selection for exterior of above mentioned commercial building.(Staff report by Paolo Ghio)

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

Upon motion of Dr. Thomas Campanella seconded by Mr. Dave Pavlock, the Committee unanimously approved staff's recommendation of the request by Mr. J.B. Schluter, IL of Pensacola Beach d/b/a Pensacola Beach Marina- 655 Pensacola Beach Boulevard – of the new paint color selection for exterior of above mentioned commercial building, subject to meeting all applicable codes and regulations. (3-0)

Item # 4 - Mr. J.B. Schluter , IL of Pensacola Beach d/b/a Pensacola Beach Marina - 655 Pensacola Beach Boulevard – Request approval to repaint and modify existing freestanding sign and attached signage on leasehold commercial property.(Staff report by Paolo Ghio)

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

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Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Committee unanimously approved staff's recommendation of the request by Mr. J.B. Schluter, IL of Pensacola Beach d/b/a Pensacola Beach Marina- 655 Pensacola Beach Boulevard – to repaint and modify existing freestanding sign and attached signage on leasehold commercial property, meeting all applicable codes and regulations. (3-0)

Item # 5 - Mr. J.B. Schluter , IL of Pensacola Beach d/b/a Pensacola Beach Marina - 655 Pensacola Beach Boulevard – Request approval of five (5) 5' x 15' attached merchandise posters on the east side and south sides of the above mentioned commercial building.(Staff report by Paolo Ghio)

Mr. Ghio gave background on the item.

Upon motion of Dr. Thomas Campanella seconded by Mr. Dave Pavlock, the Committee unanimously approved the request by Mr. J.B. Schluter, IL of Pensacola Beach d/b/a Pensacola Beach Marina - 655 Pensacola Beach Boulevard – to attach five (5) 5' x 15' merchandise posters on the east side and south sides of the above mentioned commercial building, meeting all applicable codes and regulations, subject to a one (1) year review. (3-0)

Item # 6 - Mr. Jim Wiseman – on behalf of Little Sabine, Inc., d/b/a Landshark Landing Pavilion/Bar – 165 Fort Pickens (Gulf side) – Request approval for one (1) freestanding sign at the entrance of leasehold property. (Staff report by Paolo Ghio)

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

Upon motion of Dr. Thomas Campanella seconded by Mr. Dave Pavlock, the Committee unanimously approved staff's recommendation of the request by Mr. Jim Wiseman – on behalf of Little Sabine, Inc., d/b/a Landshark Landing Pavilion/Bar – 165 Fort Pickens (Gulf side) – to install one (1) freestanding sign at the entrance of leasehold property, meeting all applicable codes and regulations. (3-0)

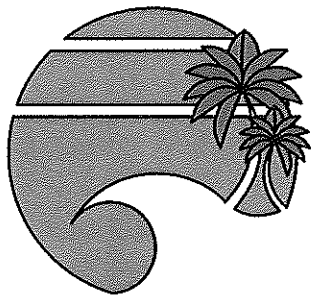
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:jt

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W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: February 23, 2012

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

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, February 22, 2012. Members present were Mr. Vernon Prather and Mr. Dave Pavlock. Chairman Ed Guernsey was absent and Ms. Bohannon was asked to serve as Chairwoman. Also present were Board members Mr. Fred Gant and Dr. Thomas Campanella. Acting-Chairwoman of the Committee, Ms. Bohannon, called the meeting to order and presented the following items.

Mr. Vernon Prather recused himself from voting on item #1, due to a work relationship he has with Mr. J.B. Schluter. Dr. Thomas Campanella served in Mr. Prather's place on this Committee for item # 1.

Item # 1 – J.B.Schluter d/b/a IL of Pensacola Beach – 655 Pensacola Beach Boulevard – Request to sublease to Ms. Becky Harger, Water Warrior - to operate stand-up paddle instruction from existing leasehold. (Staff report by Jayne Bell)

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

Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Committee unanimously recommended approval of the request by J.B. Schluter d/b/a IL of Pensacola Beach – 655 Pensacola Beach Boulevard – to sublease to Ms. Becky Harger, Water Warrior - to operate stand-up paddle instruction from existing leasehold, paying all fees, and meeting all applicable codes and regulations. (3-0)

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Item # 2 – Noel Faddis, Realty Marts International, Inc. – 1591 Via de Luna – request for consideration to purchase 10' x 138' public parcel of land on the Western line of existing leasehold property. (Staff report by Paolo Ghio)

Mr. Ghio gave background on this item and stated that per legal counsel, staff recommends opening the bidding process for this land. He also pointed out that the SRIA will not be responsible for any maintenance or upkeep on the property, and that any costs incurred (advertising, drafting documents, legal review, etc.) will be the responsibility of the highest bidder.

Ms. Bohannon voiced concerns about the future value of the property, and asked if we had to accept a bid.

Mr. Mike Stebbins explained that the SRIA had the right to refuse any and all bids.

Upon motion of Mr. Dave Pavlock seconded by Mr. Vernon Prather, the Committee unanimously approved the recommendation to open the bidding process for the 10' x 138' parcel of land located on the Western line of the property at 1591 Via de Luna and all costs incurred to be the responsibility of the highest bidder. (3-0)

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. (Staff report by Bob West)

Mr. West gave background on this item. He stated that he had spoken with Escambia County and they had many concerns about the operation of the pedicabs. He recommended bringing this item back to the full Board Meeting on March 14, 2012, for further discussion and hopes to have a response from Escambia County about this sub-lease application.

Upon motion of Mr. Dave Pavlock seconded by Mr. Vernon Prather, the Committee unanimously recommended bringing this item back to the full Board on March 14, 2012, for further discussion. (3-0)

Item # 4 – Monthly update from Tammy Bohannon regarding the progress of the Core Area Development Plan, as part of the Master Plan.

Ms. Bohannon had no report at this time.

Item # 5 – Rich Chism, representative from Azure Development d/b/a Soundside Centre – 5 Via de Luna – Request to sublease to Expo 60 Venture, LLC – to operate an

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Observation Wheel, with limited retail, photos and food/beverage concessions. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on this item and stated staff was in favor of the Observation Wheel.

Mr. Todd Schneider and Mr. Al Mers (Pacific Development Company) gave the power point presentation of the proposed Observation Wheel.

Ms. Bohannon asked what months it would be open.

Mr. Schneider stated it would be open year round, perhaps noon until 10 p.m., due to the fact it takes 4 hours to inspect and prepare the wheel daily.

SPEAKERS:

Julian MacQueen
Mike Pinzone
Kip Walker
Teresa Preston
Harlan Butler
Steve Lillo
Quint Cato
Rich Chism
Fred Simmons

Mr. Pavlock thanked Mr. Schneider and Mr. Mers for choosing Pensacola Beach.

Mr. Prather stated it would be a great addition and was a tremendous investment in Pensacola Beach, but that he had received some unfavorable emails.

Ms. Bohannon asked if there were any speakers against the proposed project, to which no one responded.

Mr. Gant has traffic concerns, but stated it is a good project and he appreciated the selection of Pensacola Beach.

Upon motion of Mr. Dave Pavlock seconded by Mr. Vernon Prather, the Committee unanimously approved the request by Rich Chism, representative from Azure Development d/b/a Soundside Centre – 5 Via de Luna – to sublease to Expo 60 Venture, LLC – to operate an Observation Wheel, with limited retail, photos and food/beverage concessions, meeting all applicable codes and regulations, subject to Escambia County DRC approval and permit issuance, furthermore, Executive Director Buck Lee is authorized to send a letter to Mr.

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Randy Oliver, Escambia County Administrator, asking for any and all assistance in moving this item forward, in order to reach the goal date of opening on May 24, 2012. (3-0)

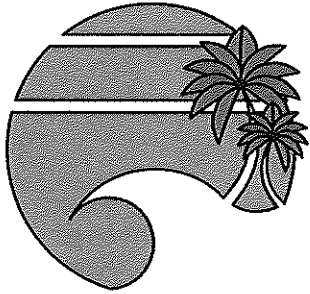
There being no further business before the Committee, the meeting was adjourned.

A handwritten signature in black ink, appearing to read "W A Buck Lee", written over a horizontal line.

W. A. "Buck" Lee
Executive Director

WAL:jt

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W. A. "Buck" Lee
Executive Director

MEMORANDUM

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

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, February 22, 2012. Members present were Mr. Dave Pavlock and Dr. Thomas Campanella, Chairman. Mr. Fred Gant was asked to serve in the absence of Mr. Ed Guernsey. Also present were Board members Mr. Vernon Prather 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. Fred Gant, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)

Item # 2 - Discussion regarding the possible allocation of specified funds to a separate banking institution. (referred from February 8, 2012 Board Meeting)(Staff report by Dottie Ford)

Ms. Ford gave background on the item and stated staff recommended using Servis 1st for the SRIA's CDs, since they were offering a .40% Annual Percentage Yield.

Upon motion of Mr. Dave Pavlock seconded by Mr. Fred Gant, the Committee unanimously approved the recommendation for the allocation of funds to Servis 1st in the form of a CD, that will be at a .40% Annual Percentage Yield. (3-0)

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Item # 3 – Scott Mitchell, Five Flags Tourism Group (FFTG) – request for 2012 Deluna Fest date approval. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on this item and stated that Mr. Mitchell was requesting September 21-23, 2012 for Deluna Fest. He said Deluna Fest was returning to their original footprint from 2010, using Casino Beach for the main stage.

Ms. Bohannon asked if there were any conflicts with Mr. Lewis of Bonfire Jam, regarding this date.

Mr. Lee stated that Bonfire Jam had decided to move to either 3-4 weeks before Deluna Fest, or 3-4 weeks after.

Upon motion of Mr. Fred Gant seconded by Mr. Dave Pavlock, the Committee unanimously approved the request by Scott Mitchell, FFTG, to hold Deluna Fest September 21-23, 2012, with the understanding that FFTG would meet with Executive Director Buck Lee and Mike Stebbins to reach a final agreement for approval at the March 14, 2012 Regular Board Meeting.(3-0)

Item # 4 – Report on 2012 Trolley Schedule. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated staff recommended running two (2) trolleys, seven (7) days a week, 3 p.m. to midnight, starting May 24, 2012, and ending September 3, 2012.

SPEAKER:

Lila Cox

Mr. Dave Pavlock offered to meet with the Pensacola Beach Chamber and other interested parties to discuss trolley needs in relation to marketing and improving ridership.

Mr. Stebbins clarified that the meeting would only be for “fact finding” purposes.

Mr. Gant asked if it would be considered an SRIA Board Committee, and was told no, it was going to be a Pensacola Beach Chamber discussion.

Dr. Campanella encouraged the Board to review the information they had from the trolley committee, in order to see what goals had been reached or not reached, and help to figure out what is left to accomplish. He stated the meeting should be strictly Pensacola Beach Chamber, so that any interested party, including more than one Board member, could attend.

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Mr. Pavlock supports the idea of having one Chamber meeting, then the topics discussed brought back to the SRIA Committee for further review and action.

This item was for discussion only, no action taken.

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



W. A. "Buck" Lee
Executive Director

WAL:jt

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