

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
JANUARY 23, 2013

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

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: January 24, 2013

RE: Minutes of January 23, 2013 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday January 23, 2013. Members present were Mr. Ed Guernsey, Chairman, Mr. Fred Gant and Dr. Thomas Campanella. Also present were Board Members, Ms. Tammy Bohannon and Mr. Dave Pavlock. Ms. Janice Gilley participated via teleconference. Chairman of the Committee, Mr. Guernsey, called the meeting to order and presented the following items.

Item # 1 - Discussion regarding the expansion of the Pensacola Beach Visitor's Information Center building. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on the item. He explained the building is too small to meet current needs and would like to expand the building and update the interior and exterior, including making the bathrooms ADA compliant. He stated a possible variance from Escambia County might be necessary to add the proposed additional 600 sq. ft. He requested the Board approve utilizing the services of engineer Mr. John Tice (Bullock & Tice) to assist with the logistics of this project.

Upon motion of Dr. Thomas Campanella seconded by Mr. Fred Gant, the Committee unanimously approved staff's recommendation to move forward with the expansion of the Visitor's Information Center. The Committee directed Executive Director Buck Lee to make a report at the February 13, 2013 Regular Board Meeting regarding more specific expenses involved in the project, including and hourly rate for Mr. Tice and a "not-to-exceed" amount for his services on this project. (3-0)

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Item # 2 – Joel & Beverly Campbell- 232 Sabine Drive - Lot 42, Block B, Villa Sabine – Request approval of a 7' encroachment into the rear setback line for construction of new single family, pile supported structure on leasehold property. (Staff report by Paolo Ghio)

Mr. Ghio gave background and stated staff recommended approval.

Mr. Lee divulged the architect for this project was his niece.

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

Item # 3 – Request approval of change order #2 for additional structural improvements to the Portofino Boardwalk deck replacement to J Miller Construction, Inc. (Staff report by Paolo Ghio)

Mr. Ghio gave background and stated staff recommended approval. Mr. Ghio explained the requested amount (\$15,662.08) would be taken from his Development Services Contract Services budget.

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

Item # 4 – Mr. Richard Meyer – 222 Ariola Drive - Lot 2, Block 15, Villa Primera – Discussion regarding a dune walkover from interior "T" lot, Gulf Side. (Staff report by Paolo Ghio)

Mr. Ghio gave background on this item. He stated staff did not recommend approval of this, due to the setback requirements. A dune walkover in this location would not fit into the required specifications.

Dr. Thomas Campanella stated he had concerns regarding the debris that would be generated in hurricanes or very high tides.

Mr. Pavlock asked if there were any other dune walkovers from interior "T" lots, and was told no other requests had been made. He then asked if pavers could be utilized, and was told no, that would still be construction.

SPEAKER:

John Klein – He was representing Mr. Meyer. He stated the homeowner leases the house out and would like to put in a dune walkover in order to protect the dune and to be good stewards of the environment.

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Mr. Guernsey asked if it would be available for use by anyone, other than the residents of 222 Ariola Drive.

Mr. Ghio stated it would be an exclusive walkover, it would create debris in a storm and not enough traffic would be generated to rationalize the violation of the setbacks.

Upon motion of Mr. Fred Gant seconded by Dr. Thomas Campanella, the Committee approved staff's recommendation of denial of the walkover for Mr. Richard Meyer, 222 Ariola Drive. (3-0)

Item # 5 – Surf & Sand Development, LLC d/b/a Soundside Center – 5 Via de Luna - Discussion regarding the proposed update of the Master Plan for the Soundside Center property. (Staff report by Paolo Ghio)

Mr. Ghio gave background and stated staff recommended approval. He stated there was an approved Master Plan from 10 years ago, and this proposal was an update to the plan.


Much discussion followed regarding the 2 proposed phases, which include the possibilities of a hotel, parking deck, and/or a restaurant.

SPEAKER:

Rich Chism – representing Surf & Sand Development – He answered a few questions regarding parking and the hardening of the shoreline. He explained they were looking for conceptual approval in order to update the Master Plan for these parcels.

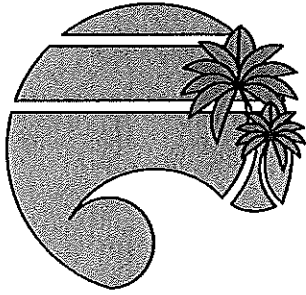
Upon motion of Mr. Fred Gant seconded by Dr. Thomas Campanella, the Committee unanimously approved staff's recommendation. (3-0)

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


W. A. "Buck" Lee
Executive Director

WAL:jt

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PENSACOLA BEACH
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DEVELOPMENT & LEASING COMMITTEE
JANUARY 23, 2013

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W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: January 24, 2013

RE: Minutes of January 23, 2013 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, January 23, 2013. Members present were Mr. Dave Pavlock, Chairman, Mr. Elwyn Guernsey and Ms. Tammy Bohannon. Also present were Board members Dr. Thomas Campanella and Mr. Fred Gant. Ms. Janice Gilley participated via teleconference. 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.

Mr. Guernsey stated he had not reviewed the Carr, Riggs and Ingram report adequately for discussion, but would be prepared at the February 27, 2013 Committee meeting for discussion on this item.

SPEAKER:

Barbara Miksch – Baywatch Condominiums – She misunderstood the item and thought that lease fees were to be discussed. She asked the Board to not increase the lease fees this year, and explained many leaseholders were struggling financially.

Mr. Pavlock assured Ms. Miksch that lease fees would not be raised this year. He explained the next time the CPI would be discussed was 2015 (years divisible by 5), and there had been no raise of lease fees in 2010.

Discussion only, no action taken.

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DEVELOPMENT & LEASING COMMITTEE
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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 pointed out the new padded covers on the arms at the toll plaza that said "Welcome to Pensacola Beach." She stated Mr. Matt Mooneyham, the Escambia County Project Manager for Pensacola Beach would be present at the February 13, 2013 Regular Board Meeting to update the Board on Pensacola Beach Projects.

Discussion only, no action taken.

Item # 3 – Discussion on Pensacola Beach Gulf Pier Agreement. (Report by Mike Stebbins)

Mr. Stebbins gave background on this item and stated there had been questions raised as to whether the agreement the SRIA has with the Gulf Beach Pier (GB Pier) is a contract or a lease. He explained Mr. Pinzone (GB Pier) had filed a declaratory judgement action, so a judge would give a legal ruling on the agreement.

He explained to the Board he didn't want to get into too much detail in the Committee Meeting, and was calling a Shade Meeting before the next Board Meeting on February 13, 2013.

SPEAKER:

Mike Pinzone – Gulf Beach Pier – He explained the history of the agreements, some prior approvals and that he hopes to be able to move forward with his plans.

Discussion followed.

No action taken.

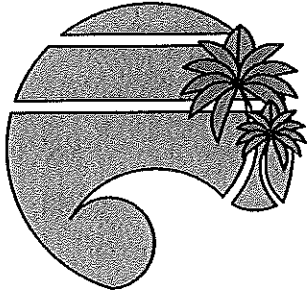
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:jt

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SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
JANUARY 23, 2013

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: January 24, 2013
RE: Minutes of January 23, 2013 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, January 23, 2013. Members present were Dr. Thomas Campanella, Chairman, Mr. Ed Guernsey and Mr. Dave Pavlock. Also present were Board members Ms. Tammy Bohannon and Mr. Fred Gant. Ms. Janice Gilley participated via teleconference. 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 presented the financial 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 - Discussion regarding the development of a Board Policy regarding donations/sponsorships. (Staff report by Russell Scarritt)(Referred from the 12/12/12 Committee Meeting)

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

Mr. Gant questioned the space allowed for responses and suggested a checklist for use by the SRIA might be helpful in the decision making process.

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Ms. Bohannon stated she approved the proposed application, but wanted revenue needs of the applicant to be considered.

Mr. Gant suggested staying focused on events that enhance Pensacola Beach, since the SRIA has a tight budget.

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

Item # 3 -- Request approval of a 2013 floating holiday, as well as succeeding years, for all SRIA employees, to be designated by the County Administrator. (Staff report by Robbie Lofty)

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

Ms. Bohannon stated she hoped the announcement of the date would be well in advance of the holiday.

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

Item # 4 – Discussion regarding procurement of a space in Gulf Breeze proper with outdoor areas vehicle and equipment storage. (Staff report by Executive Director Buck Lee)

This item was pulled for consideration by Chairman Campanella.

Item # 5 – Request to amend the SRIA Vehicle Policy to include allowing the Development Services Director to drive an SRIA Vehicle for regular, daily commuting. (Staff report by Russell Scarritt)

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

Ms. Bohannon asked if this was taxable.

Ms. Ford stated yes it was.

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

Item # 6 – Discussion on acquiring center point and crowd right boats for the 2013 Blue Angels Airshow. (Staff report by Bob West)

Mr. West gave background on this item and stated staff recommends approval.

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Mr. West explained BP provided funding for the crowd right and center point boats last year, but were not furnishing them for the 2013 Blue Angels Airshow. Currently the US Coast Guard has committed to furnishing the necessary boats for the 2013 Airshow, however Mr. West would prefer to have a contingency plan. He asked the Board to authorize Mr. Lee and himself to solicit bids, if necessary, to provide the support vessels needed for the 2013 Airshow, not to exceed \$50,000.00, which is already in the budget.

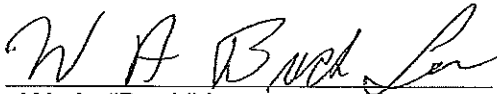
Upon motion of Mr. Ed Guernsey seconded by Mr. Dave Pavlock, the Committee unanimously approved staff's recommendation. (3-0)

Item # 7 – Request approval for a Ground Lessor Estoppel and Agreement for Days Inn – 16 Via de Luna. (Report by Mike Stebbins)

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

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