



**SANTA ROSA  
ISLAND AUTHORITY**

**BOARD MEMBERS**

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Vice Chair  
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W. A. "Buck" Lee  
Executive Director

**SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
JUNE 22, 2015**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** June 23, 2015  
**RE:** Minutes of June 22, 2015 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Monday June 22, 2015. Members present were Ms. Janice Gilley and Mr. Dave Pavlock, Chair. Also present were Board Members Ms. Tammy Bohannon and Ms. Karen Sindel (via teleconference). Mr. Jerry Watson entered the meeting at 5:09 p.m. Dr. Thomas Campanella entered the meeting at 5:10 p.m. Ms. Bohannon passed the Chair of the Board to Ms. Karen Sindel and served on the Committee in Dr. Campanella's place for the first item. Ms. Sindel passed the chair back to Ms. Bohannon after the vote on the first item. The connection with Ms. Sindel was lost at 5:46 p.m. Mr. Pavlock called the meeting to order and presented the following items.

Item # 1 – Request approval of a proposed clarification to LDC Section 13.03.01. (A). Setbacks and accompanying footnotes. (Staff report by Paolo Ghio)

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

Mr. Pavlock questioned if this action would only apply to Pensacola Beach, and was told yes, it was only for the Beach.

Ms. Bohannon questioned if variances would be available to the owners that this didn't apply to and Mr. Ghio stated a variance was possible, in certain situations.

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**Upon motion of Ms. Janice Gilley seconded by Ms. Tammy Bohannon, the Committee unanimously approved the request of a proposed clarification to LDC Section 13.03.01. (A). Setbacks and accompanying footnotes. (3-0)**

Item # 2 - Request by Aaron and Patricia Elmone – Lot 10, Block 4, Santa Rosa Villas - 1769 Ensenada Dos – Request to construct a 4'x 50' pier, and a weighted strap 12'x12' uncovered boatlift. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated the length of the pier had been modified from the previous request.

SPEAKERS:

Patricia Elmone – She is the applicant for the pier. She stated her contractor, Dwight McMillan, had given his 3 speaking minutes to her, giving her 6 minutes to speak. She said she had modified her request to a shorter pier and smaller boatlift. She said her adjacent neighbors both have piers, only one of which is permitted. She stated there is not 100% opposition, but she told her supporters not to come to tonight's meeting. She said she was unaware of any gentleman's agreement, and is trying to compromise. She said she hoped the Board had reviewed the packet she gave them. (Staff didn't receive a packet, so the information provided isn't part of the record.) She said she hasn't hired a lawyer to assist with this request.

George Callendar – He is against the construction of a pier. He has concerns about the aesthetics and property damage from hurricanes. He said he doesn't understand why this item is being discussed again, as the request has already been denied.

Patricia Holt – She read a letter from the President of Sugar Bowl stating the owners of Sugar Bowl were opposed to the construction of the pier.

Darryl Gooden – He said he is surprised the item is back for discussion, when it was unanimously denied previously by the SRIA Board as well as the Board of County Commissioners. He stated he and the other homeowners keep the beach behind their houses nice and clean, and he is concerned about property damage from pier debris if we have a hurricane.

Ms. Gilley asked him if people are allowed to walk behind his house on the beach, and Mr. Gooden said absolutely, people swim and fish behind his house frequently.

Bill Lay – He stated the SRIA needs to nourish the beach, and he is against all piers. He said piers interfere with the beach and cause erosion.

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Discussion followed regarding beach erosion.

Sally Chamberlin – She said she has 4 letters of objection to the construction of the pier. She stated the pier will significantly diminish the natural beauty of the area, there will be no more unobstructed views, and it will destroy the harmony of the neighborhood. She stated there is a 40 year intent of the homeowners to not construct piers in the area. She said the applicants have already had a full and fair hearing on this item, and she requests the Committee deny the request again.

Bonnie Phillips – She was speaking on behalf of the Thornhills, her next-door-neighbors.

They are opposed to the construction of the pier, and said there are safety concerns. They agree there are modifications to the new request, but they still are opposed to the pier and boatlift.

Alice Grant – She was speaking on behalf of the Keigleys, next door neighbors to the Elmones. She said for 35 years there has been an understanding of no piers, and now they have a written agreement with the other Ensenada Dos neighbors stating no piers. She said a pier would diminish the natural beauty, impede water activities, and ruin the harmony of the neighborhood. She said the length of the pier wasn't the issue, and the Keigleys request a denial.

Dwight McMillan – He is the contractor for the Elmone's. He said denial isn't fair or legal. He said since there was no HOA or anything in writing, they should be allowed to build. He stated the County doesn't understand why the pier would be denied, and there are a lot of things built that aren't supposed to be on the Island.

Ms. Bohannon asked if there was anyone present in favor of the pier, other than Ms. Elmone.

Discussion was held on the number of times an applicant can re-apply in a given time period.

Mr. Pavlock stated the SRIA strives to give a fair and honest hearing and it wasn't about who is right, but what is right.

**Upon motion by Dr. Tom Campanella seconded by Ms. Janice Gilley The Committee unanimously denied the request by Aaron and Patricia Elmone – Lot 10, Block 4, Santa Rosa Villas - 1769 Ensenada Dos -to construct a 4'x 50' pier, and a weighted strap 12'x12' uncovered boatlift, based on Sec. 6 Paragraph B, Subsection 1 of the General Covenants and Restrictions, for the Santa Rosa Island Authority, February 10, 1949.:". (3-0)**

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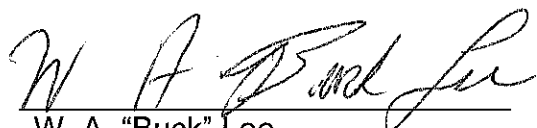
Discussion followed regarding whether or not the denied item would go on the Consent Agenda or the Regular Agenda for the July 8, 2015 Regular Board Meeting.

It was decided to place the item on the Regular Agenda, for a full Board Vote.

Item # 3 - Request for approval of the Resolution for the 2016-2017 Florida Beach Erosion Control Program. (Staff report by Paolo Ghio)

**Upon motion of Dr. Tom Campanella seconded by Ms. Janice Gilley, the Committee unanimously approved the Resolution for the 2016-2017 Florida Beach Erosion Control Program. (3-0)**

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



W. A. "Buck" Lee  
Executive Director

WAL:jt

(Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are tape-recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.)



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**SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
JUNE 22, 2015**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** June 23, 2015  
**RE:** Minutes of June 22, 2015 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Monday, June 22, 2015. Members present were Ms. Tammy Bohannon and Ms. Janice Gilley. Also present were Board Members Mr. Dave Pavlock and Dr. Thomas Campanella. Ms. Sindel was absent from the meeting. Mr. Jerry Watson served on the Committee in Ms. Sindel's absence. Ms. Gilley, acting Chair, called the meeting to order and presented the following items.

Item # 1– Request by Greg Gordan, Sabine Marina Associates, Inc. – 715 Pensacola Beach Blvd. – to sublease to Randy Johnson, d/b/a R.J.'s Charters, to run a sailing charter business from leasehold property. (Staff report by Robbie Schrock)

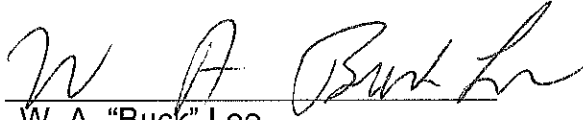
Ms. Schrock gave background on the item and stated staff recommended approval.

Ms. Bohannon voiced concerns over reporting income accurately, she stated the approval should be conditioned on them paying fees on all bookings, no matter where or how they are booked.

**Upon motion of Ms. Tammy Bohannon seconded by Mr. Jerry Watson, the Committee unanimously approved the request by Greg Gordan, Sabine Marina Associates, Inc. – 715 Pensacola Beach Blvd. – to sublease to Randy Johnson, d/b/a R.J.'s Charters, to run a sailing charter business from leasehold property, paying all applicable percentages and fees, including any reservations booked online. (3-0)**

SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
JUNE 22, 2015

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

A handwritten signature in cursive script, appearing to read "W A Buck Lee".

W. A. "Buck" Lee  
Executive Director

WAL:jt

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**SANTA ROSA ISLAND AUTHORITY  
ADMINISTRATIVE COMMITTEE  
JUNE 22, 2015**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** June 23, 2015  
**RE:** Minutes of June 22, 2015 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Monday, June 22, 2015. Members present were Ms. Tammy Bohannon, Chair, and Mr. Jerry Watson. Also present were Board Members Mr. Dave Pavlock and Ms. Janice Gilley. Ms. Karen Sindel was absent and Dr. Thomas Campanella served in her place on the Committee. Ms. Bohannon called the meeting to order and presented the following items.

Item # 1 – Report on Financial Statements and Expenditures. (Staff report by Dottie Ford)

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

Item # 2 – Request by Suzanne Blankenship, representing Treehouse Leaseholders' Association, Inc., for a Covenant Revitalization. (Report by Mike Stebbins)

Mr. Stebbins gave background on the item.

Brief discussion followed.

**Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by Suzanne Blankenship, representing Treehouse Leaseholders' Association, Inc., for a Covenant Revitalization, provided there are no changes to the covenants and the minimum requirement of leaseholder approvals are given. (3-0)**

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Item # 3 – Discussion on the adoption of Escambia County's Employee Severance Incentive Program. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on the item, and recognized the presence of Escambia County Administrator, Jack Brown, in the audience.

Discussion was held on the impact this would have on the SRIA budget.

Ms. Bohannon asked if Mr. Lee's position would fall under this program.

Mr. Lee stated it didn't apply to him, as he is a contract employee.

Ms. Bohannon stated this (Escambia County taking over Public Safety and Public Works) is only a transfer of services and funds, and that nobody is losing their job. She is not in favor of adoption of the program.

Dr. Campanella stated it would be a voluntary program, only if the employee met the requirements.

**Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Committee approved of adoption of an employee severance incentive program, based on the program currently in place at the Escambia County Board of County Commissioners. (2-1) Ms. Bohannon voted in the negative. This item will be placed on the July 8, 2015 Regular Agenda, for further discussion.**

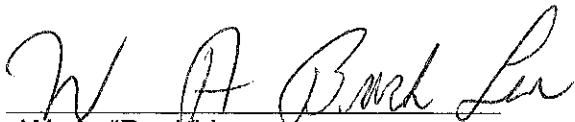
Mr. Lee told about the Beach Ambassadors Program, and showed pictures of different areas of the Beach that were covered in debris left by beachgoers.

Discussion followed on current procedures and possible alternatives.

Mr. Lee stated he would like to be able to have items that were remaining on the Beach, removed after 7:00 p.m. He said it would still be daylight enough to be able to also fill any dangerous holes beachgoers had left.

It was decided to bring this item to the July 8, 2015, Regular Board Meeting, under New Business, for further discussion.

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



W. A. "Buck" Lee  
Executive Director



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