

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
DEVELOPMENT & LEASING COMMITTEE
JUNE 26, 2013

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: July 1, 2013
RE: Minutes of June 26, 2013 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, June 26, 2013. Members present were Mr. Dave Pavlock, Chairman, and Mr. Ed Guernsey and Ms. Tammy Bohannon. Also present were Board Members Dr. Thomas Campanella, Mr. Fred Gant, and Ms. Janice Gilley. 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 – Monthly update from Tammy Bohannon regarding the progress of the Core Area Development Plan, as part of the Master Plan.

No report given, no action taken.

Item # 3 – Request by Kaipo Robello, Aloha Wine and Liquor – 649 Pensacola Beach Blvd. – to have a license agreement for use of the overflow parking lot at 643 Pensacola Beach Blvd. (Staff report by Russell Scarritt)

Mr. Scarritt gave background on this item and stated staff recommended denial of the request. He explained the parking lot is highly utilized by IL of Pensacola Beach, LLC charter boat customers. (They already have a license agreement for use of the parking lot.)

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
JUNE 26, 2013

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

Item # 4 – Request by Sal Pinzone, Sunset Holding d/b/a Pensacola Beach Gulf Pier - 41 Ft. Pickens Rd. - for a commercial lease extension for an additional 32 years. (Staff report by Russell Scarritt)

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

Ms. Bohannon raised concerns regarding selling limitations in the lease.

Mr. Gant asked if the pier could be separated from the food and beverage buildings, according to the lease. He recommended moving slowly on this item, to make sure everything is done correctly.

Mr. Stebbins stated he would research the lease, and would bring his recommendation back to the Regular Board Meeting, July 10, 2013. He offered to have Sunset Holdings' attorney present at the July 10, 2013, Regular Board Meeting to answer any questions.

SPEAKER:

Mike Pinzone – Sunset Holdings. Mr. Pinzone stated he had built all the structures at the foot of the pier and has paid almost \$2 million to the SRIA. He stated any changes he made to the ownership of any of the structures would have to come before the SRIA Board for approval.

Mr. Guernsey stated the SRIA Board has granted numerous of Commercial Lease Extensions.

Much discussion followed, with Mr. Stebbins stating if Sunset Holdings wasn't fulfilling the terms of the lease, the SRIA Board could hold them in default of their lease.

Upon amended motion of Mr. Ed Guernsey seconded by Ms. Tammy Bohannon, the Committee unanimously approved staff's recommendation, subject to legal review and approval. (3-0) This item will be on the Regular Agenda, so Mr. Stebbins can give his recommendations.

Item # 5 – Request by Fulford Harbor LLC d/b/a Hilton Pensacola Beach - 12 Via de Luna Dr. - to sublease to Oliver Roberts, representative for Hertz Rac Kiosk, to operate an automobile rental kiosk on leasehold property. (Staff report by Russell Scarritt)

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

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
JUNE 26, 2013

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

Item # 6 – Discussion of a proposed water slide for Dockside Beach Service – 4 Casino Beach Blvd. (Staff report by Russell Scarritt)

Mr. Scarritt gave the background on this item, and stated this was an informational report only.

No action needed by the Board.

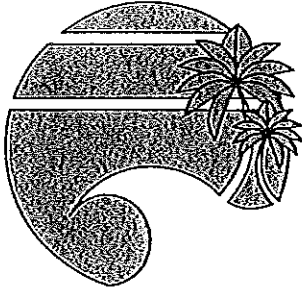
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:jt

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SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
JUNE 26, 2013

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: July 1, 2013

RE: Minutes of June 26, 2013 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday June 26, 2013. Members present were Mr. Ed Guernsey, Chairman, Mr. Fred Gant and Dr. Thomas Campanella. Also present were Board Members Mr. Dave Pavlock, Ms. Tammy Bohannon, and Ms. Janice Gilley. Mr. Guernsey called the meeting to order and presented the following items.

Item # 1 – Update regarding the timelines for the design and construction of the new Pensacola Beach Visitor's Information Center (VIC). (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on this issue and stated staff recommended approval of the timeline.

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

Item # 2 - Glenn & Elizabeth Lubel – 3 Ensenada Marbella - Lot 14, Santa Rosa Villas Estates – Request for a 10' encroachment into the west side setback for construction of a new single family residential structure.(Staff report by Paolo Ghio)

This item was pulled per leaseholder request. It will be addressed at the July 24, 2013 Committee Meeting.

SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
JUNE 26, 2013

Item # 3 -- Request for approval to modify Article 13.11.00 -- Swimming Pools. (Staff report by Paolo Ghio)

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

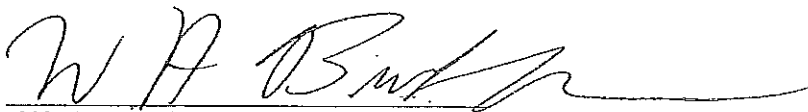
Upon motion of Mr. Fred Gant seconded by Dr. Thomas Campanella, the Committee unanimously approved staff's recommendation to modify Article 13.11.00 -- swimming pools to include the language "only, without the need for further action by the Escambia County Board of Adjustment (BOA)". (3-0)

Item # 4 -- Request for approval of the Resolution for the 2014-2015 Florida Beach Erosion Control Program. (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)

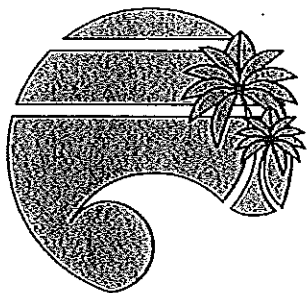
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:jt

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SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
JUNE 26, 2013

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: July 1, 2013
RE: Minutes of June 26, 2013 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, June 26, 2013. Members present were Dr. Thomas Campanella, Chairman, Mr. Ed Guernsey and Mr. Dave Pavlock. Also present were Board members Mr. Fred Gant, Ms. Tammy Bohannon, and Ms. Janice Gilley. 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 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 on Power Pole Attachment Permit with Gulf Power Company. (Staff report by Russell Scarritt)(Referred from the May 22, 2013 Committee Meeting)

Mr. Scarritt gave background on this item and stated staff recommended discontinuing use of the Gulf Power Poles.

Mr. Lee stated he has requested Gulf Power allow us continued use of their poles for our Christmas decorations. He will inform the board as soon as he is given an answer.

SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
JUNE 26, 2013

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Committee unanimously approved to continue discussion at the July 10, 2013 Regular Board Meeting on this item, in order to have the response from Gulf Power regarding continued use of the poles with no additional insurance needed. (3-0)

Item # 3 – Discussion on the use of property in Gulf Breeze for storage. (Staff report by Executive Director Buck Lee)

Mr. Lee stated there was a property in Gulf Breeze that would allow us to store many pieces of equipment, as well as our boat and records. He stated an alarm system would need to be installed. He explained the SRIA would advertise for proposals, and if this property won, he would petition the Gulf Breeze City Council to allow us to store some equipment/vehicles outside the building, in the case of a storm in the Gulf. (Currently outside storage is not allowed in the city of Gulf Breeze)

Ms. Bohannon stated Mr. Buzz Eddy, Gulf Breeze City Manager, said the SRIA could store equipment/vehicles for free in Gulf Breeze.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Committee unanimously authorized Executive Director Buck Lee to develop an RFP for storage facilities to be presented at the July 10, 2013 Board Meeting.(3-0)

Item # 4 – Request approval for Executive Director Buck Lee and Robbie Lofty to attend the Annual Governor's Conference on Tourism in Orlando, Sept. 10-13, 2013. (Staff report by Robbie Lofty)

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

Item # 5 – Request approval for Executive Director Buck Lee, Robbie Lofty and all Board Members to attend the Gulf Power Economic Symposium Sept. 29-30, 2013 at the Baytown Convention Center in Sandestin, FL. (Staff report by Robbie Lofty)

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

Item # 6 – Approval of a Blue Angels Proclamation. (Staff report by Russell Scarritt)

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

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

SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
JUNE 26, 2013

Item # 7 – Discussion regarding revising the RESTORE Act letter to be re-sent to Commissioner Robinson. (Staff report by Russell Scarritt)

Mr. Ghio gave the background on this item and explained the 2 recommendations:

- 1) To expand the Beach Trolley fleet to 4 active trolleys and increase the season from 90 days to 240 days (March – October).
- 2) Stabilize the south shoulder of CR399 from Portofino to Park East.

SPEAKER:

Jim Cox – Mr. Cox encouraged the Board to focus on projects that had sustainability, and believes the RESTORE committee will approve capital improvement projects.

There was much discussion on double decker buses.

Mr. Ghio cautioned the Board regarding the operational costs involved with the use of double decker buses. He suggested using the current trolleys, expanding the service and testing the impact. His goal is to get vehicles off the road at peak times, using BP money. He pointed out that double decker buses can't do some of the turns and bridges in the county, so these would strictly be for Pensacola Beach use, only.

Mr. Pavlock stated using double decker buses would be a nice addition, but there was no need for 4, ridership doesn't support that many.

Dr. Campanella stated he has concerns about double decker buses, including alcohol and liability issues.

Dr. Campanella suggested changing the recommendation about stabilizing CR 399 to read, "on CR 399", and not limit it to a certain area.

Much discussion followed.

Mr. Guernsey is concerned about obtaining insurance on double decker buses.

Mr. Pavlock stated there will always be days the parking lots are full, but the goal is to make it as pleasant and nice as possible on Pensacola Beach.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Committee approved the following requested projects to be added to the revised letter to be sent to Commissioner Robinson:

SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
JUNE 26, 2013

1. Expand the trolley fleet to include 2 double decker buses and expand up to 150 operating days a year.
2. Stabilize all possible shoulders on CR 399.

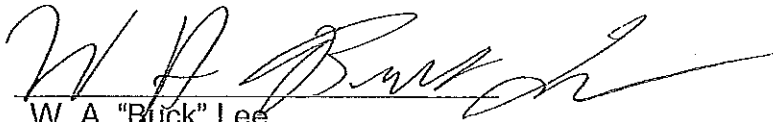
(2-1) Dr. Campanella voted in the negative.

Ms. Gilley stated the SRIA needed to work with E.W. Bullock and the VIC on a trolley campaign.

Ms. Schrock stated she had just met with E.W. Bullock and a large advertising campaign was ready to be launched very soon.

Mr. Lee said Ms. Robichaux (E.W. Bullock) would be asked to address the Board regarding this topic at the July 10, 2013 Board Meeting.

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



W. A. "Buck" Lee
Executive Director

WAL:jt

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