



**SANTA ROSA**  
ISLAND AUTHORITY

BOARD MEMBERS

Tammy Bohannon  
Chairwoman

Janice Gilley  
Vice Chair

Ed Guernsey  
Secretary Treasurer

Dave Pavlock  
Acting Secretary Treasurer

Thomas Campanella  
Member

Jerry Watson  
Member

W. A. "Buck" Lee  
Executive Director

SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
MARCH 26, 2014

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: March 27, 2014

RE: Minutes of March 26, 2014 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday March 26, 2014. Members present were Mr. Jerry Watson and Dr. Thomas Campanella. Also present were Board Members Mr. Dave Pavlock, serving as Chair in Ms. Janice Gilley's absence, Ms. Tammy Bohannon, and Mr. Ed Guernsey. Mr. Pavlock called the meeting to order and presented the following items.

Item # 1 – Approval of Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2014 Turtle Monitoring Season (Staff report by Executive Director Buck Lee)

Mr. Lee presented the background on this item and stated staff recommended approval.

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

Item # 2 - Discussion regarding an engineering policy, as requested by the SRIA Board. (Report by Mike Langston, Baskerville Donovan, Inc (B.D.I.)

Mr. Langston stated he was presenting a program, not a policy, as stated.

See attached report.

Much discussion followed.

SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
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Mr. Langston stated the program would be a work in progress and will be changing. He stated BDI would be assisting with funding sources, (Grants, LOST funds, matches from Escambia County).

Dr. Campanella requested a one-on-one meeting with BDI to gain a better understanding of all the material presented. He pointed out many of the problems that now need to be addressed were implemented by BDI initially.

**Informational only, no action taken.**

Item # 3 - JM Russell Properties, LLC – 1003 Ariola Dr. – Lots 3 & 4, Block 8, Villa Segunda – Request to construct an in ground swimming pool with an encroachment of 3' into the 30' rear yard setback. (Staff report by Executive Director Buck Lee)

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

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

Item # 4 - Richard Weatherly (117 Via de Luna, LLC) – Lot 5, Block 3, Villa Primera, 117 Via de Luna – Request to construct an in ground swimming pool with an encroachment of 17' into the 30' rear yard setback. (Staff report by Executive Director Buck Lee)

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

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

Item # 5 - Tom & Nance Greene – Lot 2, Lafitte Cove II, 258 Le Starboard Dr. – Request to construct an in ground swimming pool with an encroachment of 14' into the 30' rear yard setback. (Staff report by Executive Director Buck Lee)

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

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

Item # 6 – Harmon A. & Christine Strange – Lot 9, Lafitte Cove II, 1064 Ft. Pickens Rd. – Request to construct an in ground swimming pool with an encroachment of 17' into the 30' rear yard setback. (Staff report by Executive Director Buck Lee)

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

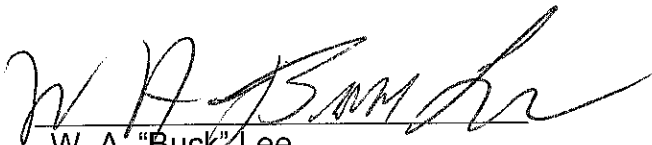
SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
MARCH 26, 2014

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

Item # 7 – Request to have the City of Gulf Breeze move the gas line for the construction of the new Pensacola Beach Visitors Information Center. (Staff report by Executive Director Buck Lee)

**This item will be held in Committee while negotiations are ongoing.**

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



W. A. "Buck" Lee  
Executive Director

WAL:jt

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 **BASKERVILLE-DONOVAN, INC.**  
Innovative Infrastructure Solutions



**SANTA ROSA**  
ISLAND AUTHORITY

# SANTA ROSA ISLAND HISTORY

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# FACILITIES PROGRAM DEVELOPMENT

- Initial Facilities Program Improvements
    - ❖ Examples of potential program improvements
-



# FACILITIES PROGRAM DEVELOPMENT

- PROGRAM DIRECTION
    - ❖ Identify Facilities
    - ❖ Develop improvement ideas
    - ❖ Perform feasibility Studies
    - ❖ Present to SRIA Board
    - ❖ Select Projects
    - ❖ Establish funding and/or budgets
    - ❖ Prioritize
    - ❖ Design or Build
  - A brief history of Santa Rosa Island
    - ❖ What is natural/native to Santa Rosa Island
-

# CURRENT ISSUES

- Access Management
    - ADA Compliance
    - Sight Distance and Clearance
    - Traffic Flow (Internal)
    - Signage
  - Stormwater and Drainage
    - Public Facilities
    - Permits
    - Vaults
-

# CURRENT ISSUES

- Transportation Element and Parking
    - Roads
    - Multi-Use Path
-



## ACCESS MANAGEMENT – ADA COMPLIANCE AND SAFETY

- There have been changes in codes that need to be addressed:
    - ❖ Pensacola Beach can not only meet the standards but exceed them
    - ❖ Uniformity is essential for safety and aesthetics
-



## STORMWATER AND DRAINAGE

- There are many stormwater issues to deal with on Pensacola Beach
  - The following systems are currently utilized for stormwater on the Island:
    - ❖ Interconnected Piping
    - ❖ Ponds
    - ❖ Exfiltration Galleries
    - ❖ Vortechnic Units
  - These systems need to be maintained regularly but also inspected to make sure they are operating as permitted
-



# FACILITIES PROGRAM DEVELOPMENT

• Past facility improvements include:

❖ Pensacola Beach Blvd Lane Improvements	1993 - 1994
❖ Via De Lune Phase I	1994 - 1995
❖ Underground Electric Power	1996 - 1997
❖ Bike / Multi-use paths	1996 - 2006 (FRDAP)
❖ Misc. Parking Lots	1993 - 2004 (FRDAP)
❖ Toll Plaza Building and Lanes	1997 - 1998
❖ Park West Pavilions / Restroom	1997
❖ Park East / Bike Path / CR 399	1998 - 1999
❖ Gulfside Dune Walkovers	1999 - 2005



# FACILITIES PROGRAM DEVELOPMENT

• Past facility improvements include:

❖ Fishing Pier	2000
❖ Casino Beach Gulfside Pavilion	2000
❖ Sherriff's Office Substation	2001
❖ Via De Luna Phase II	2003 - 2005
❖ Ft Pickens Road	2003 - 2005
❖ Public Safety Building	2004
❖ Quietwater Beach Shelters	2005 (FRDAP)
❖ Little Sabine Bay Channel Dredging	1999 - 2009
❖ Casino Beach Water Tank Restoration	2012
❖ Toll Plaza Approach Lanes	2013
❖ Pensacola Beach Blvd Enhanced Crosswalk	2013

Other Items Baskerville-Donovan, Inc. has worked on for SRIA:

**Hurricane Reconstruction**

- Erin - August 3, 1995
  - Opal - October 4, 1995
  - Georges - September 28, 1998
  - Ivan - September 16, 2004
  - Dennis - July 10, 2005
  - Katrina - August 29, 2005
-

### **Beach Nourishment and Water Quality**

- Pensacola Beach Gulf Side Nourishment
  - Casino Beach Parking Lot stormwater gallery
  - Via De Luna alternative drainage treatment systems
  - Ft Pickens Road alternative drainage treatment systems
  - Park East Restrooms / Wastewater Collection and Transmission
  - Little Sabine Bay Recirculation
  - Quietwater Beach Nourishment / Sewer System Upgrades
-



- Projects on Santa Rosa Island are handled by the same, small, group of Baskerville-Donovan Engineers.
    - ❖ This allows for continuity between projects and a better knowledge of future impacts of a design.
    - ❖ Continuity and coordination allows for these programs to operate efficiently and avoid back-tracking during improvements
    - ❖ A Proactive approach to program management recommended
-



# PREVIOUS PROGRAMS

- ❖ A long and successful history of services on Santa Rosa Island
  - ❖ Provided design, permitting and inspection services
  - ❖ Coordination with other entities – Escambia County, ECUA, Gulf Power and other infrastructure providers
-





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**SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
MARCH 26, 2014**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** March 27, 2014  
**RE:** Minutes of March 26, 2014 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, March 26, 2014. Members present were Mr. Ed Guernsey, Chairman Mr. Dave Pavlock and Mr. Jerry Watson. Also present were Board Members Dr. Thomas Campanella, Ms. Tammy Bohannon. Ms. Janice Gilley was absent. Chairman of the Committee, Mr. Guernsey, 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 told about the meeting he attended called by the Pensacola Beach Advocates (PBA), with Commissioner Robinson, County attorney Alison Rogers, Ron Ellington, and various PBA members in attendance.

Much discussion followed, with some of the main points being:

- Replacement of lost funding.
- Monies held in Escrow for repayment are substantially lower than what they should be.
- Should the SRIA and the Board be dissolved?
- Should there be some other version of SRIA and Board?
- Target date to begin implementation is September 30, 2015
- Fees for parking at Casino Beach and Quietwater Boardwalk?

SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
MARCH 26, 2014

- What the SRIA pays to Escambia County currently:
  - a. \$600,000.00      Road Bond
  - b. \$200,000.00      Fire Station
  - c. \$200,000.00      Sheriff's Office (Deputies for Core Area)
  - d. \$80,000.00      Ambulance

Commissioner Robinson suggested taking away the \$600,000.00 and \$200,000.00, which would lower the amount of funding the SRIA would require.

- The PBA is holding a Town Hall Meeting on April 14, 2014 at 5:30 at the Our Lady of Assumption Church.
- The BCC is holding a Committee of the Whole for discussion on this item on April 10, 2014, starting at 9:00 a.m.

Discussion was held regarding compliance of the Sunshine Laws, as more than one Board Member wants to attend the Town Hall Meeting. It was decided the SRIA will advertise the meeting as a Public Meeting, thus allowing all Board Members to attend, if desired.

Dr. Campanella pointed out he is the elected SRIA Board Member to representing the voters on the Island and he has not been included in any special meetings outside of the SRIA.

- The SRIA is holding a Special Board Meeting to address this item on March 27, 2014 at 5:00 p.m.
- Raising the toll and the use of funds from that.
- Using extra bond money that currently is placed in the Escambia County's General Fund.

Ms. Bohannon reminded the Board all of these topics will be the focus of the Special Board Meeting on March 27, 2014, so they should come prepared.

SPEAKER:

Terry Preston – She is the current president of the PBA. She agreed to call the Town Hall meeting a Public meeting. She stated everyone was invited. She said Commissioner Robinson and the Escambia County Attorney would be attending, and the PBA would be inviting Chris Jones, Escambia County Property Appraiser, as well as Janet Holley, Escambia County Tax Collector.

SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
MARCH 26, 2014

Ms. Bohannon requested Ms. Preston's cell phone number.

Dr. Campanella questioned if tax bills were still being sent out on the land, and was told yes, by Ms. Preston.

More discussion followed.

**Informational only, no action taken.**

Item # 2 – Fred Flounder Inc., d/b/a Flounder's Chowder and Ale House – 800 Quietwater Beach Rd. – request to sublease to Forrest Klein (Klein Aquatics LLC), Current Paddleboard, to rent paddleboards from leasehold property. (Staff report by Robbie Schrock)

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

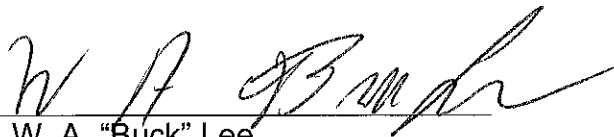
**Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, the Committee unanimously approved staff's recommendation. (3-0)**

Item # 3 – Sabine Marina Associates, LLC d/b/a Sabine Sandbar – 715 Pensacola Beach Blvd. – request to sublease to David F. Kelly, d/b/a The Sandbar, to operate the bar/lounge at Sabine Marina. (Staff report by Robbie Schrock)

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

**Upon motion of Mr. Jerry Watson 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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**SANTA ROSA ISLAND AUTHORITY  
ADMINISTRATIVE COMMITTEE  
MARCH 26, 2014**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** March 27, 2014  
**RE:** Minutes of March 26, 2014 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, March 26, 2014. Members present were Ms. Tammy Bohannon, Chair, Dr. Thomas Campanella, and Mr. Ed Guernsey, serving in Ms. Janice Gilley's absence. Also present were Board Members, Mr. Jerry Watson and Mr. Dave Pavlock. 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)

Ms. Ford presented the financials for review.

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

Item # 2 - Request by Pensacola Beach Elks Lodge # 497 for a \$1,000.00 sponsorship for the "Army of Hope" Golf Tournament. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background and divulged the request was from a dear friend and neighbor.

**Upon motion of Mr. Ed Guernsey seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by Pensacola Beach Elks for a \$1,000.00 sponsorship of the "Army of Hope" Golf Tournament. (3-0)**

SANTA ROSA ISLAND AUTHORITY  
ADMINISTRATIVE COMMITTEE  
MARCH 26, 2014

Item # 3 – Discussion regarding adopting a policy regarding giving priority to local people/businesses when the SRIA needs services. (Staff report by Mike Stebbins) (Referred from February 26, 2014 Committee Meeting)

Mr. Stebbins gave the background and stated if the Board was inclined to move forward with this, he recommended adopting a policy that would piggyback off Escambia County's Ordinance.

Discussion followed.

**Upon motion of Dr. Thomas Campanella seconded by Mr. Ed Guernsey, the Committee unanimously approved bringing this item back to the April 23, 2014 Committee Meeting for further discussion. (3-0)**

Item # 4 – Request by Guy Olano, Castaway's Beachside Restaurant – 400 Quietwater Beach Rd. – to rent jet skis from leasehold property. (Staff report by Executive Director Buck Lee)

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

Discussion followed.

**Upon motion of Dr. Thomas Campanella seconded by Mr. Ed Guernsey, the Committee unanimously approved the request by Guy Olano to rent jet skis from the leasehold property, with further discussion at the Regular Board Meeting on April 9, 2014. (3-0)**

Item # 5 – Request to classify the Director of Public Safety Bob West, Water Safety Supervisor Dave Greenwood and Senior Lifeguard full-time position (If qualified) as Special Risk for retirement purposes. (Staff report by Executive Director Buck Lee)

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

A short discussion followed.

**Upon motion of Mr. Ed Guernsey seconded by Dr. Thomas Campanella, the Committee unanimously approved the request, with further discussion at the Regular Board meeting on April 9, 2014. (3-0)**

Item # 6 – Discussion on new Board policy for donations. (Staff report by Robbie Schrock) (Referred from February 26, 2014 Committee Meeting)

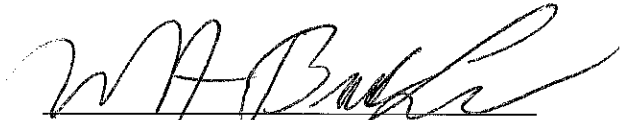
SANTA ROSA ISLAND AUTHORITY  
ADMINISTRATIVE COMMITTEE  
MARCH 26, 2014

**Upon motion of Dr. Thomas Campanella seconded by Mr. Ed Guernsey, the Committee unanimously approved bringing this item back to the April 23, 2014 Committee Meeting for further discussion. (3-0)**

Item # 7 – Disposition of property for Administration and Public Works. (Staff report by Robbie Schrock)

**Upon motion of Dr. Thomas Campanella 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

WAL:jt

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