

**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  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
MAY 22, 2013

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: May 24, 2013

RE: Minutes of May 22, 2013 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday May 22, 2013. The only member present was Dr. Thomas Campanella. Also present were Board Members Mr. Dave Pavlock, Ms. Tammy Bohannon (serving on the Committee in Mr. Gant's absence), and Ms. Janice Gilley, acting Chairwoman in Mr. Guernsey's absence. Mr. Gant joined the meeting at 5:07 p.m. Ms. Gilley called the meeting to order and presented the following items.

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

Mr. Lee gave the background on this item and asked John Tice review the plans.

Mr. Tice reviewed his report with the Board. (See attached) He projects a construction start in early October, 2013.

There was discussion of getting homebuilder quotes for building costs per square feet, anticipating they would be more cost effective than having a commercial builder construct the VIC.

Mr. Tice encouraged the Board to review the narrative provided, and notify him if there was something that had been overlooked or needed to be changed.

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**Upon motion of Dr. Thomas Campanella seconded by Mr. Fred Gant, the Committee unanimously approved to continue discussion on this item at the June 12, 2013 Regular Board Meeting. (3-0)**

Item # 2 - Greg Meyer – 500 Via de Luna – Lot 1, Block 13 – Villa Segunda – Request to construct a swimming pool with an encroachment of 9 feet into the rear yard setback. (Staff report by Paolo Ghio)

Mr. Ghio gave background on this item and stated staff recommended approval. He explained the process he follows before bringing variance requests to the Board for approval.

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

Item # 3 – Wilburn & Kellie McInvale – 4 Calle Hermosa – Lot 2, 1<sup>st</sup> Addition to Santa Rosa Villas – Request to construct a swimming pool with an encroachment of 15 feet into the side and rear yard setbacks. (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 approved staff's recommendation. (3-0)**

Item # 4 – Mark & Jennifer Thompson- 707 Ariola Dr. – Lots 8 & 9, Block 11, Villa Segunda – Request to construct a swimming pool with an encroachment of 8 feet into the rear yard setback. (Staff report by Paolo Ghio)

Mr. Ghio gave background on this item and stated staff recommended approval. He said a letter of comment/objecting was received by 704 Maldonado, mainly opposing to the pool itself.

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

Item # 5 – Request for amendment to Article 13.20.00 – Floodplain Management on Pensacola Beach under the control of Santa Rosa Island Authority regarding Letters of Map Revision (LOMR) on Pensacola Beach. (Staff report by Paolo Ghio)

Mr. Ghio explained this was a very technical issue. He said the change in zones, (VE to AE) are requested by the leaseholder which would directly benefit them by lowering their insurance premium, however, in order to maintain the CRS requirements for the Island as a whole, he is requesting to uphold the Base Flood Elevation numbers (BFE) of the 2006 FIRM Map number, and not allow them to be adjusted according to the

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LOMR results. Mr. Ghio stated the Planning Board as well as the BCC would have to approve this after our Board approval is received.

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

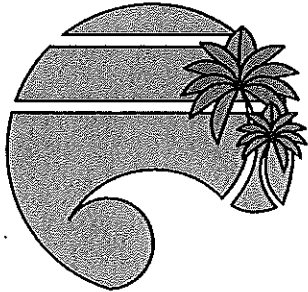
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee  
Executive Director

WAL:jt

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SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
MAY 22, 2013

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: May 23, 2013

RE: Minutes of May 22, 2013 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, May 22, 2013. Members present were Mr. Dave Pavlock, Chairman, and Ms. Tammy Bohannon. Also present were Board Members Dr. Thomas Campanella, Mr. Fred Gant, and Ms. Janice Gilley, serving on the Committee in Mr. Guernsey's absence. 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 was absent, no report given.**

Item # 2 – Monthly update from Tammy Bohannon regarding the progress of the Core Area Development Plan, as part of the Master Plan.

**Discussion only, no action taken.**

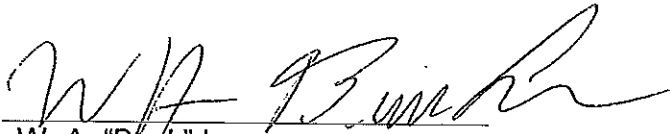
Item # 3 – Request approval of the bid by McGuire Martin, owner of Flounders Chowder and Ale House – 800 Quietwater Beach Rd.- to purchase from the SRIA, approximately 5' of property to the East side of the current Flounder's leasehold, adjacent to the SRIA property. (Staff report by Russell Scarritt)

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Mr. Scarritt gave background on this item and explained the SRIA had only received one bid for the property, in the amount of \$5,055.55 from McGuire Martin, and staff recommended acceptance of the bid.

**Upon motion of Ms. Tammy Bohannon seconded by Ms. Janice Gilley, the Committee unanimously approved the acceptance of the bid by McGuire Martin in the amount of \$5, 055.55 for the advertised property. (3-0)**

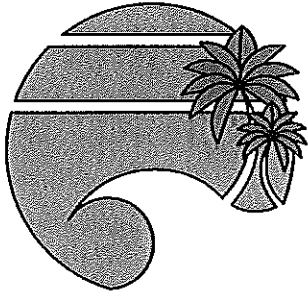
There being no further business before the Committee, the meeting was adjourned.



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SANTA ROSA ISLAND AUTHORITY  
ADMINISTRATIVE COMMITTEE  
MAY 22, 2013

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: May 24, 2013  
RE: Minutes of May 22, 2013 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, May 22, 2013. Members present were Dr. Thomas Campanella, Chairman, and Mr. Dave Pavlock. Also present were Board members Mr. Fred Gant, Ms. Tammy Bohannon, and Ms. Janice Gilley, serving on the Committee in Mr. Guernsey's absence. 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 Ms. Janice Gilley seconded by Mr. Dave Pavlock, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)**

Item # 2 - Request by William "Cadillac" Banks, Banks Enterprise, LLC, to hold The Gulf Coast Summer Fest on Pensacola Beach. (Staff report by Russell Scarritt)

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

SPEAKER:

Mr. William "Cadillac" Banks – He stated he had already spoken with DEP, who wouldn't issue approval until after the SRIA Board gave their approval. He said he did

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not intend to tie up the entire Casino Beach parking lot, his intention is to use the Gulfside Pavillion for entrance to the concert. He stated he had not finalized the contracts with the performers, and he has adverse weather insurance in case of rain.

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

Item # 3 – Discussion of the Naval Aviation Museum Foundation sponsorship request.  
(Staff report by Russell Scarritt)

Mr. Scarritt gave the background on this item and stated the SRIA had donated \$5,000.00 in 2012 and 2011.

Mr. Pavlock suggested doubling the donation amount to \$10,000.00, for this year only, in honor of the 50<sup>th</sup> Anniversary.

**Upon motion of Mr. Dave Pavlock seconded by Ms. Janice Gilley, the Committee approved a \$10,000.00 donation to the Naval Aviation Museum Foundation in honor of the 50<sup>th</sup> Anniversary. (2-1) Dr. Campanella voted in the negative. This item will be discussed further at the June 12, 2013 Regular Board Meeting.**

Item # 4 – Discussion on Power Pole Attachment Permit with Gulf Power Company.  
(Staff report by Russell Scarritt)

Mr. Scarritt gave background on this item and stated staff recommended approval, and he was waiting for a quote for a required 2 million dollar insurance policy.

There was discussion regarding coverage by the policy, questioning if it for the entire Island or just the power poles. Mr. Stebbins has concerns that if the policy is for the entire Island, it could change the coverage the SRIA currently maintains. He is going to research the issue.

Mr. Scarritt stated the only quote he had received was "pole-specific" and it was for \$3,200.00.

**Upon motion of Mr. Dave Pavlock seconded by Ms. Janice Gilley, the Committee unanimously approved to hold this item in Committee for further discussion at the June 26, 2013 Committee Meeting. (3-0)**

Item # 5 – Request by IL of Pensacola Beach d/b/a Pensacola Beach Marina – 655 Pensacola Beach Blvd. – to sublease to Chris Phillips, Hot Spots Bait & Tackle, Inc., to operate a fishing tackle retail store and to book fishing charters from leasehold property.  
(Staff report by Russell Scarritt)

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

There was discussion regarding possible floodplain issues, since this business would be located on the ground level.

SPEAKER:

Chris Phillips – He stated he was only going to book charters, sell bait, tackle, and t-shirts.

Mr. Ghio stated he would inspect the area in question and check the County codes that regulate this type of business.

**Upon motion of Mr. Dave Pavlock seconded by Ms. Janice Gilley, the Committee unanimously approved staff's recommendation, pending staff inspection and approval. (3-0) This item will be discussed further at the June 12, 2013 Regular Board Meeting.**

Item # 6 – Request by IL of Pensacola Beach, d/b/a Innerlight Surf Shop – 655 Pensacola Beach Blvd. – to sublease to Ben Martin, The Drowsy Poet d/b/a Upper Room at Innerlight, to operate a ministry and coffeehouse on the third floor of the building. (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 Ms. Janice Gilley, the Committee unanimously approved staff's recommendation. (3-0)**

Item # 7 – Request by H & S Development, LLC, d/b/a Tiki Island Golf – 2 Via de Luna – to sublease to Nick Schuck, Emerald Coast Tours, to offer guided Segway tours of Santa Rosa Island. (Staff Report by Russell Scarritt)

Mr. Scarritt gave background on this item and explained Escambia County was in the process of developing an Interlocal Agreement to encompass Segways and well as Pedicabs. Staff recommends placing this item on hold until the Interlocal has been fully executed.

SPEAKER:

Nick Schuck - He stated he was seeking sublease approval, contingent upon the approval of Interlocal agreement.

Mr. Stebbins voiced concerns regarding the SRIA receiving the proper fees if the booking were made off the Island.

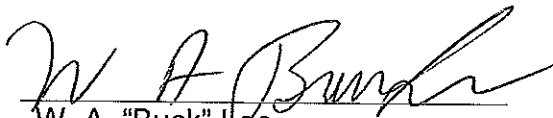


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Mr. Schuck explained the rules related to pedestrians, etc. He stated there would only be 5 people to a tour, and the tours cost \$55.00 per hour, or \$30.00 for a ½ hour.

**Upon motion of Mr. Dave Pavlock seconded by Ms. Janice Gilley, the Committee unanimously approved the request by H & S Development, LLC, d/b/a Tiki Island Golf – 2 Via de Luna – to sublease to Nick Schuck, Emerald Coast Tours, to offer guided Segway tours of Santa Rosa Island, contingent upon approval of the Interlocal Agreement for use of Segways on Santa Rosa Island, appropriate amount of liability insurance coverage being procured with the Santa Rosa Island Authority and Escambia County named as additional insureds, indemnification of the Santa Rosa Island Authority (SRIA), and the agreement that percentage lease fees will be paid to the SRIA based on all revenues generated by Segway tours of Santa Rosa Island regardless of where the Segway tours are booked or where the revenue is collected. (3-0)**

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



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