

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

Board Members:

Dave Pavlock
Chairman

Vernon Prather
Vice-Chairman

Thomas Campanella
Secretary/Treasurer

Tammy Bohannon
Acting Secretary/Treasurer

Fred Gant
Elwyn Guernsey

W. A. "Buck" Lee
Executive Director

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
MAY 23, 2012

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: May 24, 2012

RE: Minutes of May 23, 2012 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, May 23, 2012. Members present were Mr. Ed Guernsey, Chairman, Mr. Vernon Prather and Mr. Dave Pavlock. Also present were Board members Dr. Thomas Campanella, Mr. Fred Gant and Ms. Tammy Bohannon. 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 stated there was no new information regarding the item.

This item was informational only, 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.

Ms. Bohannon stated she had spoken to Commissioner Robinson regarding projects on Pensacola Beach.

Dr. Campanella stated the SRIA Board has already approved and prioritized the items the Board would like to see Escambia County focus on, and the County has the list.

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SPEAKER:

Jim Cox – informed the Board that the only thing the County is working on is the Toll Plaza. He also stated the Pensacola Beach Advocates (PBA) have a survey on-line to prioritize projects, in order to give the County some guidelines.

Mr. Gant stated he didn't understand why the County didn't adopt the SRIA Board's list, and that the Steering Committee had met for two (2) years in order to give some direction.

Mr. Langston (BDI) stated there are things going on at the County level, that aren't ready to be discussed in a public forum, but that there were plans for the improvement of the Island in the works.

Ms. Bohannon pointed out there was no funding source.

Mr. Langston (BDI) stated some funds had been moved around in order to accommodate the plans. He also stated the North Shore Beach re-nourishment had to happen before things such as building a Boardwalk could take place.

Mr. Lee confirmed that the County has the Board's list and the toll plaza was one of the higher ranked priorities.

Ms. Bohannon asked about smart parking.

Mr. Lee explained what smart parking is, but stated it was not going to happen very soon.

Mr. Jim Waite (BDI) confirmed that things are being discussed at a County level, and that it should only be 2-3 weeks before BDI and the County come and sit down to discuss future projects with Mr. Lee and Mr. Ghio.

This item was informational only, no action taken.

Item # 3 - Rich Chism, Representative for Azure Development, LLC d/b/a Soundside Centre – 5 Via de Luna – Request to sublease to Kevin and April Cook d/b/a Coastal Paddle Company , LLC to operate a stand up paddle board rental and lesson concession on leasehold property.(Staff report by Executive Director Buck Lee)

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

Dr. Campanella has safety concerns and would like recommendations from the Public Safety officer regarding these types of sub-leases.

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Ms. Bohannon assured the Board she is frequently in these areas and the paddle boarders stay inshore away from the boats and jet skis.

Upon motion of Mr. Vernon Prather seconded by Mr. Dave Pavlock, the Committee unanimously approved the request by Rich Chism, Representative for Azure Development, LLC d/b/a Soundside Centre – 5 Via de Luna – to sublease to Kevin and April Cook d/b/a Coastal Paddle Company, LLC to operate a stand up paddle board rental and lesson concession on leasehold property, paying all applicable percentage fees, subject to a one year renewal review. (June 2013)(3-0)

Item # 4 - H & S Development d/b/a Tiki Island Golf & Games – 2 Via de Luna – Request to sublease to Mr. Ward Meredith, Island Peddlers – to operate a power assist bicycle rental business from leasehold property. (Staff report by Executive Director Buck Lee) **This item has been removed for consideration per request of the sublease applicant.**

Item # 5 – Castaways, sublease to Quietwater Entertainment – 400 Quietwater Beach Rd #16 – request to sublease to Lonnie Perkins, Balls of Fun – to operate a water walking ball business on leasehold property. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on this item and stated staff recommended approval of the request. He also asked for permission to let Mr. Perkins to have a three (3) day trial over Memorial Day (May 26-28).

Upon motion of Mr. Vernon Prather seconded by Mr. Dave Pavlock, the Committee unanimously approved staff's recommendation, including the 3 day trial period for the Memorial Day Weekend. (May 26 - 28, 2012) (3-0)

Item # 6 – C & C Entertainment, d/b/a Capt'n Fun Beach Club (sublease to Quietwater Entertainment, Inc.) - 400 Quietwater Beach Road - Request for revision to the current License Agreement for the use of an additional 2' X 8' space in a public area of the Quietwater/Portofino Boardwalk. (Staff report by Executive Director Buck Lee)

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

Mr. Gant questioned if granting this use of the Boardwalk would impede walking space or the stairwell.

Mr. Ghio told Mr. Gant the space is contained under the existing eaves.

Upon motion of Mr. Dave Pavlock seconded by Mr. Vernon Prather, the Committee unanimously approved the request by C & C Entertainment, d/b/a

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Capt'n Fun Beach Club (sublease to Quietwater Entertainment, Inc.) - 400 Quietwater Beach Road - for a revision to the current License Agreement for the use of an additional 2' X 8' space in a public area of the Quietwater/Portofino Boardwalk, paying all applicable percentage fees, subject to a 2 year review. (June 2014) (3-0)

Item # 7 – Noel Faddis, representative for Realty Marts International – 1591 Via de Luna – Request for a lease extension of 21 years per Commercial Lease Policy. (Current lease expires February, 2013) (Staff report by Executive Director Buck Lee)

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

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

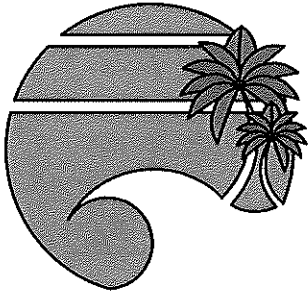
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:jt

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PENSACOLA BEACH
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SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
MAY 23, 2012

Board Members:

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W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: May 25, 2012

RE: Minutes of May 23, 2012 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday May 23, 2012. Members present were Ms. Tammy Bohannon, Chairwoman, Mr. Ed Guernsey and Mr. Fred Gant. Also present were Board Members Vernon Prather, Dr. Thomas Campanella and Mr. Dave Pavlock. Ms. Tammy Bohannon, Chairwoman of the Committee, called the meeting to order and presented the following items.

Item # 1 – Circle K Store, Inc. – 711- A Quietwater Beach Road - Request to install a 3' x 7' glass door with awning, construct a handicap accessible landing with handrail on the northwest side of the existing building and 6' aluminum picket fence around the existing 13' x 30' concrete pad.(AEC action only)(Staff report by Paolo Ghio)

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

Mr. Gant had questions that were answered by Paolo Ghio and Mr. Lee.

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

Item # 2 – Little Sabine, Inc. d/b/a Margaritaville – 165 Ft. Pickens Rd. – Request to allow sub lessee, Fitness Onboard – to use an enclosed trailer as part of conducting everyday business, on leasehold property, subject to conditions specified by the Authority.(Staff report by Paolo Ghio)

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ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
MAY 23, 2012

Mr. Ghio gave background on this item and stated staff recommends approval of the request.

SPEAKER:

Cindi Bonner – assured the Board the trailer would be in the same theme as Magaritaville's. She stated it would be used for storage of lifejackets, paddles and daily paperwork. She also pointed out there are no water/power hookups.

Mr. Gant questioned if the use of a trailer is consistent with our Pensacola Beach plan. Is it aesthetically pleasing?

Mr. Lee stated it would be used for storage and easily removed in case of a storm.

Upon motion of Mr. Ed Guernsey seconded by Mr. Fred Gant, the Committee approves staff's recommendation. (3-0)

Item # 3 - Rich Chism, representative for Azure Development, LLC d/b/a Soundside Centre – 5 Via de Luna – Request to allow (upon sublease approval) Coastal Paddle Company – to use an enclosed trailer as part of conducting everyday business, on leasehold property, subject to conditions specified by the Authority.(Staff report by Paolo Ghio)

Mr. Ghio gave background and stated staff recommends approval of the request.

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

Item # 4 - James and Linda Livingston – 100 Siguenza Drive – Lot 4, Block B, Villa Sabine - Request to construct a new dock (530 sq. ft.) consisting of 4' x 42', widening to 5' x 58' access pier, 6' x 12' terminal, a 4 pole uncovered boat lift and install 2 mooring piles. (Staff report by Paolo Ghio)

Mr. Ghio gave background on this item and stated staff recommended approval of the request and included a requirement for the removal of three (3) existing mooring piles located south of the proposed new dock.

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

Item # 5 – Kenneth Fairley – 125 Via De Luna – Lot 7, Block 3, Villa Primera, adjacent to Santa Rosa Sound - Request to construct a new dock (980 sq. ft.) consisting of a (185' x 4' access pier, a 12' x 8' terminal platform, and a 4 pole uncovered boatlift. (Staff report by Paolo Ghio)

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ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
MAY 23, 2012

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

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

Item # 6 – Discussion regarding color renderings requirements for exterior commercial building paint projects. (Referred from the May 9, 2012 Regular Board Meeting) (Staff report by Paolo Ghio)

After much discussion, it was decided that if commercial leaseholders want to use a paint color that is outside of the approved recommended color palate, they would need to provide the SRIA Board with the color swatch for approval.

No further action taken on this item.

Item # 7 - Lisa Bernhard – 1765 Ensenada Dos – Lot 9, Block 4 – Santa Rosa Villas, adjacent to Santa Rosa Sound – Request to remove an unauthorized, unpermitted 17.5 x 5' access pier and steps and relocate to bring into compliance by obtaining all applicable approvals, permitting by all agencies (SRIA, DEP, Escambia County) and paying a \$500.00 after the fact fee to the Authority. (Staff report by Paolo Ghio)

Mr. Ghio gave background on this item and stated it was unapproved construction.

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

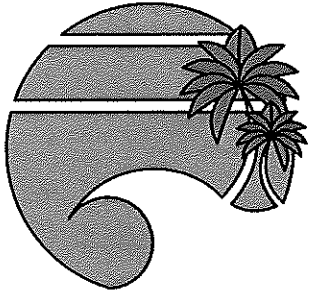
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:jt

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SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
MAY 23, 2012

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: May 24, 2012
RE: Minutes of May 23, 2012 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, May 23, 2012. Members present were Dr. Thomas Campanella, Chairman, Mr. Dave Pavlock and Mr. Ed Guernsey. Also present were Board members Mr. Vernon Prather, Mr. Fred Gant and Ms. Tammy Bohannon. 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 reviewed points of interest on the report.

Mr. Guernsey asked a few questions, including how much money the SRIA was getting back from Bonfire Jam.

Mr. Lee told the Board he and Joe Lewis have been trying to set up a meeting.

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

Item # 2 - Discussion regarding request for \$5,000.00 donation to the Gulf Breeze High School Baseball Boosters. (Staff report by Chairman Dave Pavlock)

Mr. Pavlock gave background on this item and stated that the amount donated could be changed.

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ADMINISTRATIVE COMMITTEE
MAY 23, 2012

Mr. Lee pointed out the tournament will be over before final Board approval, so the contact information wouldn't be too helpful.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Committee unanimously approved the request for a \$2,500.00 donation to the Gulf Breeze High School Baseball Boosters to be taken from the advertising budget. (3-0)

Item # 3 – William Patterson, Lazy Days Beach Rentals – Request an amendment the current SRIA Beach Rental Services policy. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on this item and stated the following changes were recommended:

Allow folding chair sets to be 45' from Mean High Water Line. (currently 75')

Allow 25' between rows. (currently 20')

Allow 2nd row of folding chairs on an "as needed" basis 25' behind first row set.

Ask concessionaires located between Gulf and first row of chairs to keep open a 10' Right of Way for emergency vehicles.

Upon motion of Mr. Ed Guernsey seconded by Mr. Dave Pavlock, the Committee unanimously approved the request by William Patterson, Lazy Days Beach Rentals to amend the current SRIA Beach Rental Services Policy for a trial period of one year. (May 2013)(3-0)

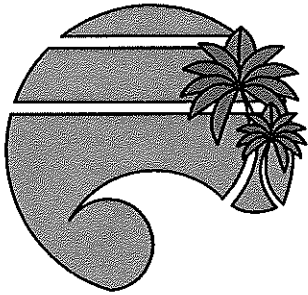
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PENSACOLA BEACH
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SANTA ROSA ISLAND AUTHORITY
OPERATIONS COMMITTEE
MAY 23, 2012

Board Members:

Dave Pavlock
Chairman

Vernon Prather
Vice-Chairman

Thomas Campanella
Secretary/Treasurer

Tammy Bohannon
Acting Secretary/Treasurer

Fred Gant
Elwyn Guernsey

W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: May 25, 2012
RE: Minutes of May 23, 2012 Operations Committee Meeting

A regularly scheduled meeting of the Operations Committee was held on Wednesday, May 23, 2012. Members present were Mr. Vernon Prather, Chairman, Dr. Thomas Campanella and Ms. Tammy Bohannon. Also present were Board members Mr. Ed Guernsey, Mr. Fred Gant and Mr. Dave Pavlock. Chairman of the Committee, Mr. Prather, called the meeting to order and presented the following items.

Item # 1 – Discussion regarding designating parking for electric vehicles at Casino Beach. (Referred from 4-25-2012 Committee Meeting)(Staff report by Paolo Ghio)

Mr. Ghio gave background on this item. He showed a powerpoint presentation of the location he had selected at Casino Beach and stated it was a centrally located spot for access to the beach as well as the Boardwalk.

Upon motion of Ms. Tammy Bohannon seconded by Dr. Thomas Campanella, the Committee unanimously approved designating 3 parking spots at Casino Beach parking lot for the use of electric vehicles only, for a trial period of one year. (May 2013) (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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