

# PENSACOLA BEACH

SANTA ROSA ISLAND AUTHORITY

Board Members:

Tammy Bohannon  
Chairwoman

Ed Guernsey  
Vice-Chairman

Dave Pavlock  
Secretary/Treasurer

Vernon Prather  
Acting - Secretary/Treasurer

Fred Gant  
Thomas Campanella

W. A. "Buck" Lee  
Executive Director

## MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: October 28, 2010

RE: Minutes of October 27, 2010 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, October 27, 2010. Present was Ms. Tammy Bohannon, who recused herself and asked that Mr. Dave Pavlock serve in her place, Mr. Vernon Prather, served as Chairman in Mr. Ed Guernsey's absence. Dr. Thomas Campanella served in Mr. Prather's place as a member. Mr. Fred Gant was absent. Mr. Prather Acting - Chairman, called the meeting to order and presented the following items.

Item # 1 – Report regarding the possibility of allowing the use of four wheeled vehicles by Beach Rental Services. (Referred from September 22, 2010 Committee Meeting) (Staff report by Bob West)

### SPEAKER:

Mr. Keith Wilkins  
Mr. Don Robarts  
Ms. Lila Cox

Mr. West stated that staff continued to recommend denial of the request due to safety and environmental concerns but had prepared a policy and application for review as requested.

Mr. Wilkins, Deputy Chief, Escambia County Community Environmental Bureau, expressed that the County was not in favor of ATV's on the beach for environmental concerns. He stated that Perdido Key allows permits to beach rental service vendors to use ATV's one time each season, once in the spring to deploy equipment and once in the fall to pick up the equipment. This item will come before the BCC for a final resolution regarding policy or ordinance and would recommend the SRIA be consistent with the County.

SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
OCTOBER 27, 2010

Ms. Cox wished to inform the Board that she felt it would not be a good vision for the beach; that the BP workers that were all over the beach all summer created an unsafe and unpleasant environment.

Mr. Pavlock suggested waiting to see what Escambia County would decide before moving forward.

Dr. Campanella expressed his support of Mr. West and would not be in favor of the request.

**Upon motion of Dr. Campanella seconded by Mr. Vernon Prather, the Committee recommended approval of staff's recommendation and denial of the request to allow the use of four wheeled vehicles by Beach Rental Services (2-1) Mr. Dave Pavlock voted in the negative bringing this item to the regular agenda for additional discussion.**

Item # 2 – Mr. Tom Almon, President of Lafitte Cove Homeowners Association (H.O.A.) – Request for Lease modification to transfer responsibility for maintenance of the channel and canal from the H.O.A. to the SRIA. (Referred from the September 22, 2010 Committee Meeting) (Staff report by Paolo Ghio)

SPEAKERS

Mr. Keith Wilkins  
Mr. Tom Almon  
Mr. Lewis Bohannon  
Ms. Frances Grow  
Mr. Fred Simmons  
Mr. John Loftis

Mr. Almon, President, Lafitte Cove Homeowners Association, wished to express to the Committee that Lafitte Cove was a revenue rich subdivision on the beach and it is in the best interest of the SRIA to restore it as soon as possible following a disaster. He stated that FEMA assistance is imperative and the only way to get reimbursement is if the SRIA take over the responsibility of the maintenance of the canal.

SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
OCTOBER 27, 2010

Mike Stebbins was asked to clarify why FEMA would not assist the Lafitte Cove Homeowners Association to which he stated that because the canal was maintained privately it is considered private property legally, even though is used by the public.

Mr. Almon stated that the beaches are in horrific condition and believes it is important to keep the sand on the Island. He is concerned about an upcoming dredge that must be scheduled and asked that the Board consider purchasing the sand until a decision can be made regarding the responsibility of the maintenance of the canal.

Mr. Lee stated that he had discussed a spoil site for the sand on the Island with Mr. Almon and Mr. Homewood.

Mr. Bohannon, Ms. Grow and Mr. Simmons all wished to express their support of the transfer of the maintenance for the canal to the SRIA and keeping the sand from the dredging on the Island.

Ms. Bell read a statement from Mr. and Mrs. Harry Cramer in support of the transfer.

Dr. Campanella expressed concerns regarding the permitting process.

Mr. Prather stated that the consensus is keeping the sand on the Island would be in everyone's best interest; but is concerned about reimbursement from FEMA after a disaster could take a number of years should the SRIA take over the responsibility of maintenance of the canal.

A lengthy discussion continued.

**Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella , the Committee unanimously recommends moving this item to the November 17, 2010 Committee meeting for additional discussion. (3-0)**

The Committee also requested a discussion item regarding the purchase of the sand from the upcoming dredge of the Lafitte Cove canal be placed on the regular agenda for the November 3, 2010 regular Board meeting.

Item # 3 - The Dock – # 4 Casino Beach Blvd. – Request for continuation of sublease for Mr. Donald Roberts d/b/a Dockside Beach Service to operate a concession for the rental of beach paraphernalia from leasehold property; subject to adherence to specific guidelines of the Master Lease, being properly insured and paying all applicable percentage fees. (Staff report by Jayne Bell)

SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
OCTOBER 27, 2010

**Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Committee unanimously recommends approval of the request by The Dock – # 4 Casino Beach Blvd. for a one (1) year continuation of sublease for Mr. Donald Roberts d/b/a Dockside Beach Service to operate a concession for the rental of beach paraphernalia from leasehold property; subject to adherence to specific guidelines of the Master Lease, being properly insured and paying all applicable percentage fees. (3-0)**

Item # 4 – Discussion regarding the Development Agreement created by Conditional Use (CU-2007-17) for 20 Via De Luna,(former Clarion/ proposed Island Empress property) (Staff report by Jayne Bell)

SPEAKERS:

Mr. Joe Endry  
Mr. Lucian Dancaescu  
Mr. Jim Cox

Mr. Endry as representative of Gulf Winds, LLC wished to express to the Committee that he believes this is a good project. They are still in the process of obtaining funding to move forward and that it is ongoing.

**Upon motion of Dr. Thomas Campanella seconded by Mr. Dave Pavlock, the Committee unanimously recommends allowing the Development Agreement to move forward to Escambia County for a one (1) year extension.**

Item # 5 – Mr. Marc Cabassa, Mr. Mark Taylor and Mr. Chris Phillips – Request permission to use the Boardwalk area and Quietwater Pier to hold a “Revitalize Fishing Rodeo” in May or June of next year. (Staff report by Executive Director Buck Lee)

Mr. Lee wished to disclose to the Board members that Mr. Marc Cabassa was married to his niece.

**Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Committee unanimously recommends approval of the request by Mr. Marc Cabassa, Mr. Mark Taylor and Mr. Chris Phillips for permission to use the Boardwalk area and Quietwater Pier to hold a “Revitalize Fishing Rodeo” in May or June of next year; subject to the weekend selected not interfering with the proposed DeLuna Fest. (3-0)**

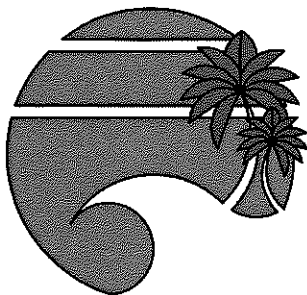
There being no further business before the Committee, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "W. A. Buck Lee", written over a horizontal line.

W. A. "Buck" Lee  
Executive Director

WAL:mb

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## MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: October 28, 2010

RE: Minutes of October 27, 2010 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday October 27, 2010. Members present were Dr. Thomas Campanella and Mr. Dave Pavlock; Ms. Tammy Bohannon served as Chairman in Mr. Fred Gant's absence. Also present was Board member, Mr. Vernon Prather. Mr. Dave Pavlock, Acting Chairman, called the meeting to order and presented the following items.

Item # 1 – David McGowan – 121 Via de Luna – Lot 6, Block 3, Villa Primera (Santa Rosa Sound) – Request to construct an in-ground swimming pool with a 10 foot encroachment into the 15 foot east side setback. (Staff report by Paolo Ghio)

**Upon motion of Dr. Thomas Campanella seconded by Mr. Dave Pavlock, the Committee unanimously recommends approval of the request by David McGowan – 121 Via de Luna – Lot 6, Block 3, Villa Primera (Santa Rosa Sound) to construct an in-ground swimming pool with a 10 foot encroachment into the 15 foot east side setback. (3-0)**

Item # 2 – Glen & Mark Wilson – 500 Maldonado – Lot 2, Block 13, Villa Segunda - Request to construct an in-ground swimming pool with an 8 foot encroachment into the 15 foot west side yard setback. (Staff report by Paolo Ghio)

**Upon motion of Dr. Thomas Campanella seconded by Mr. Dave Pavlock, the Committee unanimously recommends approval of the request by Glen & Mark Wilson – 500 Maldonado – Lot 2, Block 13, Villa Segunda to construct an in-ground swimming pool with an 8 foot encroachment into the 15 foot west side yard setback (3-0)**

Item # 3 – Chris & Stacey Stuart – 231 Sabine Drive, Lot 75, Block "B" Villa Sabine – Santa Rosa Sound – Request to construct a 5' x 148 pier, 10' x 15' platform, 4 x 42' catwalk, and an uncovered boatlift. (Staff report by Paolo Ghio)

SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL  
OCTOBER 27, 2010

Item # 3 – Chris & Stacey Stuart – 231 Sabine Drive, Lot 75, Block “B” Villa Sabine – Santa Rosa Sound – Request to construct a 5’ x 148 pier, 10’ x 15’ platform, 4 x 42’ catwalk, and an uncovered boatlift. (Staff report by Paolo Ghio)

**Upon motion of Dr. Thomas Campanella seconded by Mr. Dave Pavlock, the Committee unanimously recommends approval of the request by Chris & Stacey Stuart – 231 Sabine Drive, Lot 75, Block “B” Villa Sabine – Santa Rosa Sound to construct a 5’ x 148 pier, 10’ x 15’ platform, 4 x 42’ catwalk, and an uncovered boatlift. (3-0)**

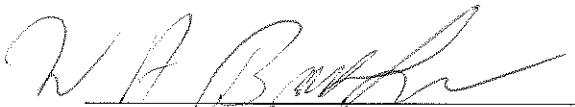
Item # 4 – Escambia County Toll Facility – Pensacola Beach Boulevard – Request to (1) install rumble strips and (2) relocate the “annual pass only” sign from Lane 2 to Lane 1. (Staff report by Paolo Ghio)

**Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Committee unanimously recommends approval of the request by Escambia County Toll Facility – Pensacola Beach Boulevard to (1) install rumble strips and (2) relocate the “annual pass only” sign from Lane 2 to Lane 1. (3-0)**

Item # 5 – Little Sabine Bay Restoration Project Change Order # 1. (Staff report by Paolo Ghio)

**Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Committee unanimously recommends approval of staff’s recommendation to amend Little Sabine Bay Restoration Project Change Order # 1 in the amount of \$10,041.90 with funds to come from Reserve for Contingency. (3-0)**

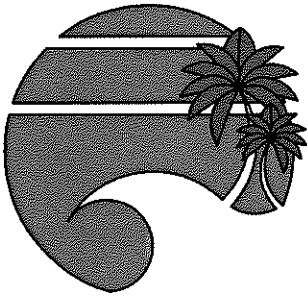
There being no further business before the Committee, the meeting was adjourned.



W. A. “Buck” Lee  
Executive Director

WAL:mb

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MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: October 28, 2010

RE: Minutes of October 27, 2010 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, October 27, 2010. Members present were Mr. Vernon Prather; Dr. Thomas Campanella served in Mr. Ed Guernsey's absence and Mr. Dave Pavlock, Chairman. Also present was Board member Ms. Tammy Bohannon. Mr. Dave Pavlock, Chairman, 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. Vernon Prather seconded by Dr. Thomas Campanella, the Committee unanimously accepted the Report on Financial Statements and Expenditures. (3-0)**

Item # 2 – Mr. Keith Bell, Representing Compass Bank (Compass Bank vs Little Sabine Investment Group d/b/a Cabana Inn) – Request for release of Economic Incentive Funds per policy; paid by Compass Bank subject to a hold harmless/ indemnification/ release for the SRIA. (Staff report by Jayne Bell)

SPEAKERS:

Mr. Robert Beasley

**Upon motion of Mr. Vernon Prather seconded by Dr. Thomas Campanella, the Committee unanimously approves the recommendation of SRIA legal counsel to provide an acknowledgement in writing that the money is owed and that it will be set aside and available. The Bank will agree to let the matter rest until there is a court order directing the SRIA to release the funds to one party or another or an agreement between the Bank and Little Sabine is reached authorizing the release of the incentive. (3-0)**



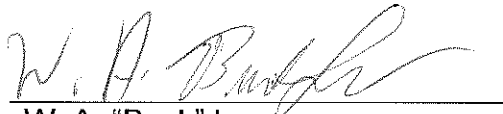
SANTA ROSA ISLAND AUTHORITY  
ADMINISTRATIVE COMMITTEE  
OCTOBER 27, 2010

The Committee also asked that discussion regarding forming a sub- committee with the purpose of reviewing/ revising the Large Gathering/ Wedding event application be placed on the regular agenda for the November 3, 2010 regular Board Meeting.

Item # 4 – Request approval of the 2011 SRIA Holiday Calendar and the 2011 SRIA Meeting Calendar. (Staff report by Jayne Bell)

**Upon motion of Mr. Vernon Prather seconded by Dr. Thomas Campanella, the Committee unanimously approved the 2011 SRIA Holiday Calendar and the 2011 SRIA Meeting Calendar (3-0)**

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



W. A. "Buck" Lee  
Executive Director

WAL:mb

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ADMINISTRATIVE COMMITTEE  
OCTOBER 27, 2010

Item # 3 – Discussion regarding noise cut off time for Large Gathering/ Wedding event application guidelines. (Referred from the October 13, 2010 Regular Board Meeting)(Staff report by Jayne Bell)

SPEAKERS:

Ms. Monica Kellner  
Ms. Lori Boykin  
Mr. Jim Leslie  
Dr. Lisabeth Vernali  
Dr. Sal Vernali  
Mr. Robert Beasley  
Ms. Marissa Landsguard  
Mr. Ray Ascherfeld  
Ms. Carol Ascherfeld  
Ms. Betsy Robins  
Mr. Paul Snider

Ms. Kellner wished to inform the Board that she was in favor of the 9 pm noise cut off time; as was Mr. Leslie and Mr. and Mrs. Ascherfeld.

Mr. Beasley spoke as legal representative for several leaseholders that were questioning the legality of the Large Gathering/ Wedding event application guidelines.

Mr. Snider wished to inform the Board that he had built his home on Pensacola Beach for the purpose of rental income property. He stated that the East end of the beach has a long history of short term rentals and that was why he specifically chose to build there. He felt his rights were being jeopardized in order to appease a small number of complainants.

Ms. Bohannon expressed that the Boards intention was to try to find a solution to help everyone involved.

A lengthy discussion continued.

**Upon motion of Mr. Vernon seconded by Mr. Dave Pavlock, the Committee unanimously denies staff's recommendation and leaving the current noise cut off times for the Large Gathering/ Wedding event application in place.(3-0)**