

**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 8, 2010

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

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday, September 8, 2010, beginning at 5:05 p.m. Members in attendance were: Ms. Tammy Bohannon, Mr. Dave Pavlock, Dr. Thomas Campanella, Mr. Vernon Prather, Mr. Fred Gant and Mr. Ed Guernsey. Ms. Tammy Bohannon, Chairwoman, called the meeting to order, led the Pledge of Allegiance followed by a moment of meditation.
4. APPROVAL OF MINUTES (Regular Board Meeting – 08/11/2010)  
(Special Board Meeting – 08/25/2010)  
(Special Board Meeting/Budget Adoption – 08/25/2010)

**Upon motion of Mr. Vernon Prather seconded by Mr. Ed Guernsey, the Board unanimously approved the minutes of the Regular Board Meeting (08/11/2010), the minutes of the Special Board Meeting (08/25/2010) and the Special Board Meeting/Budget Adoption (08/25/2010). (6-0)**

5. CHANGES OR ADDITIONS TO AGENDA
6. ADOPTION OF AGENDA

**Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Board unanimously recommended adoption of the Agenda as presented. (6-0)**

7. CHAIRWOMAN'S COMMENTS -

Ms. Bohannon wished to remind the audience that if they wanted to speak regarding any item, a speaker request form must be completed and turned in and to please keep comments to 3 minutes.

8. A CONTINUATION OF THE DECLARATION OF STATE OF LOCAL EMERGENCY DEEPWATER HORIZON OIL SPILL

**The Board unanimously recommended allowing the Declaration of State of Local Emergency to expire as of September 8, 2010; No formal action was taken.**

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 8, 2010

9. E.W. BULLOCK & ASSOCIATES – ADVERTISING REPORT

Mr. Bullock gave a report to the Board which included a power point presentation. Mr. Bullock believes the voucher cards did have a positive impact on tourism for July and August, but there will continue to be challenges into next year. Mr. Prather asked that Mr. Bullock return in or 3 months for an update.

10. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Maureen Lamar gave the report and wished to inform the Board that the voucher cards were very successful and the reservation dates are consistent through September. Ms. Lamar also brought flyers for the Board members for upcoming events, Taste of the Beach and Art and Wine Weekend.

CONSENT AGENDA

11. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE,(8-25-2010) ELWYN GUERNSEY, CHAIRMAN, VERNON PRATHER AND TAMMY BOHANNON, MEMBERS

Item # 1 – Dr. Richard Snyder, Director of Center for Environmental Diagnostics and Bioremediation, University of West Florida – Informational report regarding the Deepwater Horizon Oil Spill.

**No action taken/ Informational report only.**

Item # 2 – Discussion regarding the future role of the Steering Committee.(Report by Dr. Thomas Campanella)

**No action taken.**

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (8-25-2010) MR. FRED GANT, CHAIRMAN, MR. DAVE PAVLOCK AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 – Steve Stuk – 1311 Panferio Drive – Lot 3, Block 52, Villa Segunda – Sound side – Request to remove and reconstruct a single-family pier (30' x 6') and an 18' x 12' terminal platform. (Staff report by Paolo Ghio)

**The Committee unanimously approves staff's recommendation.**

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 8, 2010

Item # 2 – Sunrise Hospitality of Pensacola Beach, LLC – d/b/a Hilton Hotel, 14 Via de Luna and Holiday Inn Pensacola Beach, 16 Via de Luna (Gulf side) – Request to construct an elevated pedestrian bridge and ground sidewalks. (Staff report by Paolo Ghio)

**The Committee unanimously approves staff’s recommendation subject to an easement agreement for incorporation into the lease as recommended by Mike Stebbins.**

Item # 3 – Holiday Holding Trust – a/k/a Holiday Townhouse, 15 Via de Luna and Tiki House, 17 Via de Luna (Sound side) – Request for a temporary use change of the existing properties for a Recreational Vehicle Park. (Staff report by Paolo Ghio)

**The Committee unanimously approves staff’s recommendation subject to submittal of a detailed landscaping plan for the property.**

Item # 4 – Baywatch Condominiums – 1150 Ft. Pickens Road – Request to erect “No Parking” signs along the right-of-way in front of Baywatch Condos. (Staff report by Paolo Ghio)

**The Committee unanimously approves staff’s recommendation.**

Item # 5 - Margaritaville Beach Hotel – 165 Ft. Pickens Road – Gulf side – Request to place two (2) fire pits on leasehold property. (add – on item) (Staff report by Paolo Ghio)

**The Committee unanimously approves staff’s recommendation.**

C. ADMINISTRATIVE COMMITTEE, (8-25-2010) MR. DAVE PAVLOCK, CHAIRMAN, MR. ELWYN GUERNSEY, MR. VERNON PRATHER, MEMBERS

Item # 1 – Report on Financial Statements and Expenditures. (Staff report by Dottie Ford)

**The Committee unanimously recommends acceptance of the Financial Statements and Expenditures as presented.**

Item # 2 – Request to amend Section 6.2 of the SRIA Personnel Regulations regarding accumulation of annual leave. (Staff report by Jayne Bell)

**The Committee unanimously approves staff’s recommendation.**

Item # 3 – Approval of “Information Technology/Computer Acceptable Use Policy” (Staff report by Jayne Bell)

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 8, 2010

**The Committee unanimously approves staff's recommendation.**

Item # 4 - Report regarding violation's of the Large Gathering/Wedding Events Application/ Permit guidelines for 900 and 902 Ariola Drive. (Staff report by Jayne Bell)

**The Committee unanimously approves staff's recommendation regarding 902 Ariola Drive and tasked staff to send a letter to 900 Ariola informing them of the complaint and that they are being monitored.**

**Upon motion of Mr. Dave Pavlock seconded by Mr. Fred Gant, the Board unanimously recommended approval of the Consent Agenda as presented. (6-0)**

REGULAR AGENDA

12. COMMITTEE REPORTS

A. OLD BUSINESS

Item # 1 – Mr. Lawrence Porto – Horizon Beach Service/Margaritaville Beach Hotel – 165 Ft. Pickens Road – Placement of four (4) storage boxes (4' x 8') for the beach rental equipment. (Referred from August 25, 2010 Committee meeting) (Staff report by Bob West)

SPEAKERS:

Mr. Larry Porto  
Mr. David Reicheldorfer

Mr. Porto stated that he would like to the Board to reconsider his previous request for the use of the four wheeled vehicle and trailer as opposed to the storage boxes that had been recommended by staff. Mr. Porto provided a letter from Mr. Joel Mc Cay, Manager of Margaritaville stating that he did not approve of the storage boxes being used.

Mr. West expressed concerns regarding Mr. Porto's request to be allowed the use of a four wheeled vehicle and reminded the Board that the license agreement for the Beach Rental Service (BRS) was with the SRIA not Margaritaville, because the BRS places chairs and umbrellas on public beach, not private property. Mr. West wished to explain the potential liability issues that may arise should the SRIA undertake the responsibility to provide guideline of this nature. He stated that there are no other area public beaches that allow the use of four wheeled vehicles on a daily basis.

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 8, 2010

Mr. Mike Stebbins, SRIA legal counsel, was asked for an opinion by the Board at this time. He reiterated Mr. West's concerns about the potential liability to the SRIA by developing guidelines and suggested Mr. West contact experts in the field before proceeding with the development of a program or policy.

**Upon motion of Mr. Vernon Prather seconded by Mr. Dave Pavlock, the Board unanimously recommended tasking staff to develop a possible beach use permit policy or program to provide a clear definition of guidelines for the use of four wheeled vehicles by Beach Rental Service (BRS). Emphasis should be on permitting, possible safety classes, hours of operation, suspension at the discretion of staff and insurance with the SRIA as additional insured. The Board asked that Mr. West provide a report at the September 22, 2010 Committee meeting with findings. (6-0)**

Item # 2 – Marco Destin, Inc. d/b/a Alvin's Island # 12 – 400 Quietwater Beach Road – Request to construct 12 lighted window boxes for retail displays. (AEC action only)(Referred from the August 25, 2010 Committee Meeting) (Staff report by Paolo Ghio)

**Upon motion of Mr. Vernon Prather seconded by Mr. Ed Guernsey, the Board recommended approval of the amended request to mount exterior display boxes, not lighted, on existing building for retail displays subject to a four (4) year review; at which time the Board agrees that approval will not be unreasonably withheld. (5-1) Dr. Thomas Campanella voted in the negative.**

Item # 3 – Little Sabine Investment Group, Inc – d/b/a Cabana Inn – 40 Ft. Pickens Road – Request to construct an accessory structure, i.e. outdoor bar and band area on leasehold property. (AEC action only)(Referred from the August 25, 2010 Committee meeting) (Staff report by Paolo Ghio)

SPEAKERS:

Mr. Jim Martin  
Mr. Larry Carlin  
Ms. Kelley Amos  
Mr. Mickey Bryan  
Mr. Dave Clark  
Ms. May Stinson  
Mr. Don Parro  
Mr. Richard McAlpin  
Mr. John Asmar representing Mr. Pete Moore

Mr. Martin, as representative of Cabana Inn, wished to inform the Board that he had

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 8, 2010

met with residents from South Harbor but was unable to meet with Pete Moore regarding concerns about noise/ nuisance associated with the proposed structure.

Several residents of South Harbor Condominiums, Verandas and Villa Sabine residential leaseholds expressed their concerns to the Board about noise/nuisance issues related to the request due to the close proximity of the Cabana Inn.

Mr. McAlpin, Master Leaseholder for the Cabana Inn stated he wanted to complete this project in order to be more competitive in the market and in an effort to be a good neighbor and would consider a concession to the time limits for the bar.

Mr. Asmar, speaking on behalf of his client, Pete Moore, stated his concerns regarding the hours of operation and noise/nuisance that are related to the request. Mr. Asmar asked that the Board consider requiring reasonable hours of operation as a possible solution. Mr. Asmar said he understood it was a slippery slope for the Authority and that his client welcomed the opportunity to work with staff and Mr. McAlpin to come up with a compromise that would be satisfactory to all involved.

A lengthy discussion took place.

**Upon motion of Mr. Vernon Prather seconded by Mr. Ed Guernsey, the Board unanimously recommended continuing this item to the September 22, 2010 Committee Meeting to allow staff time to work with Mr. McAlpin and Mr. Asmar as representative for Pete Moore and bring back a possible solution to concerns. (6-0)**

13. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee submitted his monthly report for the review of the Board.

B. ATTORNEY'S REPORT

Mr. Stebbins submitted his monthly report for the review of the Board.

C. ENGINEER'S REPORT

Mr. Langston submitted his monthly report for the review of the Board.

14. VISITORS FORUM

No one wished to address the Board.

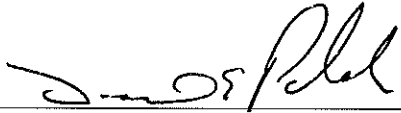
SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 8, 2010

15. BOARD MEMBERS FORUM

Mr. Fred Gant wished to clarify his vote from the August 25, 2010 Regular Board Meeting regarding the request by Mr. Scott Wheatley and De Luna Fest. Mr. Gant voted for approval of the third day for the Concert and voted against the proposed airshow.

16. ADJOURN

There being no further business to come before the Board, Chairwoman Bohannon declared the Regular Board Meeting of the SRIA Board adjourned at 7:08 p.m.



SECRETARY



CHAIRWOMAN

(Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are tape-recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.)