



**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Fred Gant  
Chairman

Tammy Bohannon  
Vice-Chairman

Ed Guernsey  
Secretary/Treasurer

Vernon L. Prather  
Acting – Secretary/Treasurer

Thomas Campanella  
Dave Pavlock

W. A. "Buck" Lee  
Executive Director

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1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday, March 11, 2009, beginning at 5:04 p.m. Members in attendance were: Dr. Thomas Campanella, Mr. Fred Gant, Ms. Tammy Bohannon, Mr. Dave Pavlock and Mr. Vernon Prather. Mr. Guernsey arrived at 5:10 p.m. Mr. Gant, Chairman, called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (REGULAR BOARD MEETING – 2/11/09)

**Upon motion of Mr. Dave Pavlock, seconded by Mr. Vernon Prather, the Board unanimously approved the minutes of the Regular Board Meeting (2/11/09). (5-0)**

5. CHANGES OR ADDITIONS TO AGENDA

Development and Leasing Item # 4 of the Consent Agenda was moved to the Regular Agenda. New Business Item #1 of the Consent Agenda was removed from the Agenda at the request of Ms. Tammy Bohannon. New Business Item # 3 of the Consent Agenda was removed from the Agenda at the request of Ms. June Guerra.

6. ADOPTION OF AGENDA

**Upon motion of Mr. Dave Pavlock, seconded by Dr. Thomas Campanella, the Board unanimously recommended adoption of the amended Agenda. (5-0)**

7. CHAIRMAN'S COMMENTS

The Chairman requested that all speakers be mindful of the three (3) minute time limit.

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8. ESCAMBIA COUNTY SHERIFF DAVID MORGAN

Sheriff Morgan briefly addressed those present regarding his current and future plan for the protection and security of Pensacola Beach.

9. BEACH VISITOR'S INFORMATION CENTER

Ms. Sandy Johnston submitted her monthly report for the review of the Board.

10. TAMMY BOHANNON RECUSAL FOR NEW BUSINESS ITEM # 1

CONSENT AGENDA

11. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE, Ms. Tammy Bohannon, Chairman

Item # 1– Mr. Jerry Wright – Sabine Marina Associates, LLC – 751 Pensacola Beach Boulevard - Request to sublease to Kingdom Concessions for the operation of a portable food and beverage trailer subject to paying all applicable percentage fees. (This item is referred from the February 11 Regular Board Meeting at the request of Tammy Bohannon) (Staff report by Jayne Bell)

This item was withdrawn from the agenda.

Item # 2 – Mr. Mike Pinzone, Sunset Holding Company, Inc. d/b/a Pensacola Beach Gulf Pier - 41 Fort Pickens Road - Request to place a 10' x 10' tent and kiosk to sell snow cones and drinks on leasehold property subject to paying all applicable percentage fees and properly covering up the power source to prevent a tripping hazard. (Staff report by Executive Director Buck Lee)

The Committee recommends approval of staff's recommendation.

Item # 3 - Pensacola Beach Holdings – Mr. Gary Powell – 400 Quietwater Beach Road – Request to sublease to Mr. John Hambelton – Islander Surf Shop – 400 Quietwater Boardwalk Units # 6 – A & B - to operate a retail business specializing in surf and outdoor clothing and accessories, subject to paying all applicable percentage fees. (Staff report by Jayne Bell)

The Committee recommends approval of staff's recommendation.

Item # 4 – Mr. Bill Merlyn, Director of Club Operations - Portofino Resort – One Portofino Drive – Request to place a portable/temporary inflatable water slide, eight

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portable tables, five portable restrooms, a propane grill and four 12' x 12' canopied temporary structures on lease hold property directly east of Tower III, subject to paying all applicable percentage fees. (Staff report by Jayne Bell)

This item was moved to the Regular Agenda for more discussion.

B. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE, Mr. Dave Pavlock,  
Chairman

Item # 1 – Santa Rosa Dunes Homeowner's Association – 900 Fort Pickens Road – Request to install a rock revetment along MHW line to prevent further erosion of beach adjacent to Santa Rosa Sound. (Referred from the February 11, 2009 Regular Board Meeting) (Staff report by Matt Mooneyham)

The Committee recommends approval of staff's recommendation.

Item # 2 – Ms. Dorothy Gill – 143 Le Port Drive – Lot 31, Lafitte Cove – Canal - Request to install a boat lift on an existing dock. (Staff report by Matt Mooneyham)

The Committee recommends approval of staff's recommendation.

Item # 3 – Mr. & Mrs. Paul Snider – PJP of Gulf Breeze, LLC - 713 Maldonado – Lot 11, Block 14, Villa Segunda – Request to construct an in-ground swimming pool with an encroachment of 10 feet into the rear yard building setback line and 7 feet into the west side yard building setback line. (Staff report by Matt Mooneyham)

The Committee recommends approval of staff's recommendation.

C. ADMINISTRATIVE COMMITTEE, Mr. Elwyn Guernsey, Chairman

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

The Committee recommends acceptance of this report.

Item # 2 – Request for approval to amend Section 2.5 "Operators of SRIA Owned Vehicles" in the SRIA Personnel Policy. (Staff report by Jayne Bell)

The Committee recommends approval of staff's recommendation.

Item # 3 – Discussion on the possibility of a dumpster requirement for Commercial Leaseholders on Pensacola Beach. (Staff report by Executive Director Buck Lee)

No action taken.

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Item # 4 – Approval of the Memorandum of Agreement between Gulf Islands National Park Services and Santa Rosa Island Authority for the 2009 turtle nesting season. (Staff report by Matt Mooneyham)

The Committee recommends approval of staff's recommendation.

**Upon motion of Mr. Vernon Prather, seconded by Mr. Dave Pavlock, the Board unanimously approved the amended Consent Agenda. (6-0)**

REGULAR AGENDA

12. COMMITTEE REPORTS

A. DEVELOPMENT AND LEASING COMMITTEE, Ms. Tammy Bohannon, Chairman

Item # 1 – Mr. Mike Pinzone – Sunset Holding Company, Inc. d/b/a Pensacola Beach Gulf Pier – Pensacola Beach Gulf Pier – 41 Fort Pickens Road – Request for a payment plan that would divide the minimum annual lease payment into three (3) increments. (Referred from the February 25, 2009 Committee Meeting for additional financial information to be provided by Mr. Pinzone) (Staff report by Dottie Ford)

SPEAKER:

Mike Pinzone

**Upon motion of Mr. Vernon Prather, seconded by Ms. Tammy Bohannon, the Board unanimously recommends approval of the request for a payment plan that would divide the minimum annual lease payment into three (3) increments, a 5% penalty on the remaining balance as of May 23, 2009 and an additional penalty of 5% if the balance is not paid in full by July 23, 2009. (6-0)**

Item # 2 – Report on Portofino Master Planner Agreement. (Referred from the February 25, 2009 Committee Meeting for further review and discussion) (Report by Jayne Bell and Mike Stebbins)

**Upon motion of Mr. Vernon Prather, seconded by Mr. Ed Guernsey, this item was moved to the March 25, 2009 Committee Meeting for more discussion. (6-0)**

Item # 3 – Mr. Bill Merlyn, Director of Club Operations - Portofino Resort – One Portofino Drive – Request to place a portable/temporary inflatable water slide, eight (8) portable tables, five (5) portable restrooms, a propane grill and four (4) 12' x 12' canopied temporary structures on lease hold property directly east of Tower III, subject

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to paying all applicable percentage fees. (Staff report by Jayne Bell)

This item was moved from the Regular Agenda for more discussion.

SPEAKERS:

Brenda Dick  
Sue Miller  
Peggy Anthony  
Brigitte Brahms  
Paul Tinsley  
Lisa Traina  
Robert Babcock  
Betty McClellan-James  
M. I. Starnes  
Tom Crowley  
David Harvell  
Dominique Ellis  
Stephen Albrecht  
Bill Merlin  
Mike Pinzone

**Upon motion of Mr. Vernon Prather, seconded by Mr. Ed Guernsey, the Board unanimously recommends that staff review this item and return to the March 25, 2009 Committee Meeting with a recommendation. (6-0)**

13. NEW BUSINESS

Item # 1 – Southern Touch d/b/a Beach Ball Realty - Mr. & Ms. Frederick L. Bohannon –  
– 35 Via De Luna – Request to sublease to Mr. Kris Sperzynski – European Delights –  
To operate a European style café specializing in crepes and coffee subject to paying all  
applicable fees. (Staff report by Jayne Bell)

**This item was removed from the Agenda at the request of Ms. Tammy Bohannon.**

Item # 2 – Quietwater Entertainment, Incorporated - Ms. June Guerra – 400 Quietwater  
Beach Road # 9 & 11 - d/b/a Cap'n Fun – Request to sublease to Mr. Tom Carmichael –  
C & C Entertainment, Incorporated – Request to continue the current operation of the  
entertainment club subject to paying all applicable percentage fees. (Staff report by  
Jayne Bell)

**Upon motion of Dr. Thomas Campanella, seconded by Mr. Dave Pavlock, the Board unanimously recommends approval of the request to sublease to Mr. Tom Carmichael – C & C Entertainment, Incorporated – to continue the current**

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**operation of the entertainment club subject to paying all applicable percentage fees. (6-0)**

Item # 3 - Quietwater Entertainment, Incorporated - Ms. June Guerra – 400 Quietwater Beach Road – Formerly known as Jubilees - Request to sublease to Mr. Tom Young – Beachside Rotisserie Grill, LLC – to operate a full service restaurant / bar and outside South Beach style service bar using the existing cabanas subject to meeting all applicable codes and regulations and paying percentage fees. (Staff report by Jayne Bell)

**This item was removed from the Agenda at the request of Ms. June Guerra.**

14. 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. Mr. Guernsey explained that he will present his findings for the Attorney review at the March 25, 2009 Committee Meeting.

C. ENGINEER'S REPORT

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

15. VISITORS FORUM

No one wished to address the Board at this time.

16. BOARD MEMBERS FORUM

Ms. Bohannon expressed a need for a singular place to find a listing of activities occurring on Pensacola Beach. Dr. Campanella accepted a "Thank You" poster from the Pensacola Sports Association for the SRIA's involvement in the Double Bridge Run. Mr. Gant explained that the Ad Hoc Committee has prepared a Request for Qualifications (RFQ) for a Master Land Planner but will hold it until the Interim Agreement can be approved.

Adjournment:

There being no further business to come before the Board, Chairman Gant declared the Regular Board Meeting of the SRIA Board adjourned at 7:06 p.m.

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*Vernon J. Pratt 4/8/09*  
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SECRETARY

  
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CHAIRMAN

(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.)