



**SANTA ROSA
ISLAND AUTHORITY**

BOARD MEMBERS

Tammy Bohannon
Chairwoman

Janice Gilley
Vice Chair

Ed Guernsey
Secretary Treasurer

Dave Pavlock
Acting Secretary Treasurer

Thomas Campanella
Member

Jerry Watson
Member

W. A. "Buck" Lee
Executive Director

**SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
APRIL 9, 2014
5:00 P.M.**

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday April 9, 2014, beginning at 5:03 p.m. Members in attendance were: Mr. Dave Pavlock, Mr. Jerry Watson, Mr. Ed Guernsey, Dr. Thomas Campanella, Ms. Janice Gilley and Ms. Tammy Bohannon, Chairwoman. Chairwoman Bohannon led the Pledge of Allegiance followed by a moment of meditation.
4. **APPROVAL OF MINUTES** (Regular Board Meeting – 03/12/2014)
(Special Board Meeting – 03/27/2014)

Upon motion of Mr. Ed Guernsey seconded by Mr. Jerry Watson, the Board unanimously approved the minutes of the Regular Board Meeting (3/12/2014) as presented. (6-0)

Upon motion of Mr. Ed Guernsey seconded by Dr. Thomas Campanella, the Board unanimously approved the minutes from the Special Board Meeting (3/27/2014) as presented. (6-0)

5. CHANGES OR ADDITIONS TO AGENDA

There were no changes or additions to the agenda.

6. CHAIRWOMAN'S COMMENTS

Ms. Bohannon reminded the audience and Board about the Board of County Commissioners' meeting the next morning at 10:00 a.m.

7. ADOPTION OF AGENDA

Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the

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Board unanimously approved the agenda as presented. (6-0)

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Nicole Stacey presented her report.

Ms. Bohannon requested Ms. Stacey add a weekly weather average to her report.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (3/26/2014) MS. JANICE GILLEY, CHAIR, MR. JERRY WATSON AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 - Approval of Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2014 Turtle Monitoring Season (Staff report by Executive Director Buck Lee)

The Committee unanimously approved staff's recommendation.

Item # 2 - Discussion regarding an engineering policy, as requested by the SRIA Board. (Report by Mike Langston, Baskerville Donovan, Inc (B.D.I.)

Informational only, no action taken.

Item # 3 - JM Russell Properties, LLC – 1003 Ariola Dr. – Lots 3 & 4, Block 8, Villa Segunda – Request to construct an in ground swimming pool with an encroachment of 3' into the 30' rear yard setback. (Staff report by Executive Director Buck Lee)

The Committee unanimously approved staff's recommendation.

Item # 4 - Richard Weatherly (117 Via de Luna, LLC) – Lot 5, Block 3, Villa Primera, 117 Via de Luna – Request to construct an in ground swimming pool with an encroachment of 17' into the 30' rear yard setback. (Staff report by Executive Director Buck Lee)

The Committee unanimously approved staff's recommendation.

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Item # 5 - Tom & Nance Greene – Lot 2, Lafitte Cove II, 258 Le Starboard Dr. – Request to construct an in ground swimming pool with an encroachment of 14' into the 30' rear yard setback. (Staff report by Executive Director Buck Lee)

The Committee unanimously approved staff's recommendation.

Item # 6 – Harmon A. & Christine Strange – Lot 9, Lafitte Cove II, 1064 Ft. Pickens Rd. – Request to construct an in ground swimming pool with an encroachment of 17' into the 30' rear yard setback. (Staff report by Executive Director Buck Lee)

The Committee unanimously approved staff's recommendation.

Item # 7 – Request to have the City of Gulf Breeze move the gas line for the construction of the new Pensacola Beach Visitors Information Center. (Staff report by Executive Director Buck Lee)

This item will be held in Committee while negotiations are ongoing.

B. DEVELOPMENT & LEASING COMMITTEE, (03/26/2014) MR. ELWYN GUERNSEY, CHAIRMAN, MR. DAVE PAVLOCK AND MR. JERRY WATSON, MEMBERS

Item # 1 – Monthly update from Mr. Guernsey regarding lease fees and the property tax issue.

Informational only, no action taken.

Item # 2 – Fred Flounder Inc., d/b/a Flounder's Chowder and Ale House – 800 Quietwater Beach Rd. – request to sublease to Forrest Klein (Klein Aquatics LLC), Current Paddleboard, to rent paddleboards from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 3 – Sabine Marina Associates, LLC d/b/a Sabine Sandbar – 715 Pensacola Beach Blvd. – request to sublease to David F. Kelly, d/b/a The Sandbar, to operate the bar/lounge at Sabine Marina. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation, including a reminder regarding adherence to the noise ordinance.

C. ADMINISTRATIVE COMMITTEE, (03/26/2014) MS. TAMMY BOHANNON, CHAIR, DR. THOMAS CAMPANELLA AND MS. JANICE GILLEY, MEMBERS

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

The Committee unanimously accepted the Report on Financial Statements and Expenditures as presented.

Item # 2 – Request by Pensacola Beach Elks Lodge # 497 for a \$1,000.00 sponsorship for the “Army of Hope” Golf Tournament. (Staff report by Executive Director Buck Lee)

The Committee unanimously approved a \$1,000.00 sponsorship for the Pensacola Beach Elks Club “Army of Hope” Golf Tournament.

Item # 3 – Discussion regarding adopting a policy regarding giving priority to local people/businesses when the SRIA needs services. (Staff report by Mike Stebbins) (Referred from February 26, 2014 Committee Meeting)

Upon motion of Dr. Thomas Campanella seconded by Mr. Ed Guernsey, the Committee unanimously approved bringing this item back to the April 23, 2014 Committee Meeting for further discussion.

Item # 4 – Discussion on new Board policy for donations. (Staff report by Robbie Schrock) (Referred from February 26, 2014 Committee Meeting)

Upon motion of Dr. Thomas Campanella seconded by Mr. Ed Guernsey, the Committee unanimously approved bringing this item back to the April 23, 2014 Committee Meeting for further discussion.

Item # 5 – Disposition of property for Administration and Public Works. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

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

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REGULAR AGENDA

11. OLD BUSINESS

Item # 1 – Discussion on an SRIA Board recommendation for the adoption of an ordinance by the BCC to allow golf carts on Pensacola Beach. (Report by Mike Stebbins)

Mr. Stebbins presented a proposed draft, modeled after Santa Rosa County's ordinance, with the additions of a one year review as well as a pull-over provision.

Discussion followed.

Upon motion of Mr. Ed Guernsey seconded by Ms. Janice Gilley, the Board unanimously approved the proposed ordinance as presented. (6-0)

Item # 2 – Request by Guy Olano, Castaway's Beachside Restaurant – 400 Quietwater Beach Rd. – to rent jet skis from leasehold property. (Staff report by Executive Director Buck Lee) (Referred from the March 26, 2014 Committee Meeting)

Mr. Lee gave the backup on the item and stated Public Safety Director, Bob West, had no concerns about granting this request.

Ms. Bohannon voiced concerns due to the congestion in the area.

Upon motion of Dr. Thomas Campanella seconded by Mr. Ed Guernsey, the Board approved the request by Guy Olano, Castaway's Beachside Restaurant – 400 Quietwater Beach Rd. – to rent jet skis from leasehold property, paying all applicable percentages and fees. (5-1) Ms. Bohannon voted in the negative.

Item # 3 – Request to classify the Director of Public Safety Bob West, Water Safety Supervisor Dave Greenwood and Senior Lifeguard full-time position (If qualified) as Special Risk for retirement purposes. (Staff report by Executive Director Buck Lee) (Referred from the March 26, 2014 Committee Meeting)

Mr. Lee gave background on this item and explained this was for future use when hiring the next Public Safety Director.

Ms. Gilley asked if all Escambia County EMTs are classified as Special Risk and if the SRIA had funds available for this.

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Ms. Ford stated she had confirmed with County that all EMTs are classified as Special Risk, and that this possibility had already been factored into the SRIA budget.

Mr. Lee explained that if the Board approved, it still has to be sent to the Florida Retirement System for final approval.

Ms. Bohannon voiced concerns over doing everything like Escambia County, she prefers to operate like a private business. She prefers an incentive plan, as a reward for extra work.

Mr. Guernsey stated the Florida Retirement System is adequately funded and it is the right thing to do.

Mr. Pavlock said it's the right thing to do, based on the position.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Board approved the request to classify the Director of Public Safety (Bob West), Water Safety Supervisor (Dave Greenwood), and Senior Lifeguard full-time position (If qualified) as Special Risk for retirement purposes. (5-1) Ms. Bohannon voted in the negative.

12. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee submitted his report for the review of the Board. He also asked the Board to approve the Chairwoman signing a letter of approval from the Board regarding the ferry service. He stated the National Park Service in Denver had requested it.

Upon motion of Ms. Janice Gilley seconded by Mr. Ed Guernsey, the Board unanimously approved a letter of approval for the ferry service. (6-0)

He also told about speaking to a producer from a TV show in Spain, they are doing a movie Galvez and will be doing some filming on the Island.

Mr. Lee explained about the gas line problem with the proposed location of the new VIC. He suggested turning the building 30 degrees to the West, in order to move forward with the project.

Mr. Pavlock stated his vision is to have land available for more retail space, and asked if this would change our opportunities for that.

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Mr. John Tice stated this is just a minor adjustment, and future use should not be affected, and the price might be able to be negotiated down.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Board unanimously approved turning the proposed VIC 30 degrees to the West, assuming the price does not increase. (6-0)

B. ATTORNEY'S REPORT

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

Mr. Pavlock asked about the Travel Lodge being in default.

Ms. Ford explained this happens every year, and usually they come in during March or April to pay their past due fees.

C. ENGINEER'S REPORT

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

Ms. Bohannon asked if Baskerville Donovan (BDI) was still working on the program.

He said yes, items were being considered for recommendation and funding, and BDI will present a comprehensive list that will be updated yearly.

Discussion followed regarding the fishing pier access road and funding.

D. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio presented his monthly report for the review of the Board.

There was discussion regarding dune walkovers.

13. VISITOR'S FORUM

SPEAKER:

Jean Kutina – She voiced complaints over the dog park at Park West. She wants better signage and a permanent person assigned to monitor that location. She maintains there is an abundance of dog poop.

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Ron Ellington – He spoke about Gulfside Beach renourishment. He stated the project will cost \$17 million, and the state will pay \$8.5 million and the SRIA needs to figure out funding sources for the required match of \$8.5 million.

Lengthy discussion followed.

Ms. Bohannon stated she would meet with Commissioner Robinson to gather more information about what pots of money are available for this project.

Mr. Lee and Ms. Bohannon will meet to work on a letter and plan for funding to be used for a match for the renourishment.

Upon motion of Mr. Ed Guernsey seconded by Mr. Jerry Watson, the Board unanimously approved holding a Special Board Meeting on April 23, 2014, prior to the regularly scheduled Committee Meetings, to identify funding sources to be used for beach renourishment. (6-0)

14. BOARD MEMBERS FORUM

Dr. Campanella requested the word “community” be added to the SRIA mission statement.

Ms. Bohannon told the Board about a t-shirt she saw, “Small Town, Big Beach”.

Mr. Guernsey told the Board that the Portofino residents involved in the lawsuit voted to proceed with filing a motion, as did the group Danny Kepner represents. He stated we are in a holding pattern, but still need to identify solutions.

Ms. Bohannon said she had spoken with multiple leaseholders, residential and commercial. She said Commercial leaseholders want no toll and no lease fees. She has uncertainty about how Escambia County will handle the Beach. She isn't sure the mainlanders understand the impact this could have on Beach services. She wants the Board to continue to be different, move forward, set ourselves apart, and transform to the new SRIA.

Mr. Pavlock stated we have created this environment and need to find a continuing source of revenue to maintain it and continue to attract people to the Island. He doesn't agree with doing away with the toll or charging for parking. He suggested figuring out a menu of options for use 2-3-4 years down the road. He suggested a resort fee.

Ms. Bohannon stated perhaps we could split in the middle with Commercial

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leaseholders, maybe eliminate room fees, but continue with fees on food, beverage, etc. She suggested negotiation. She stated some residential leaseholders are asking for \$1 a year lease fee to have some relief from also paying taxes. She encouraged the education of the mainland when it comes to what monies the Island sends to Escambia County and how it is spent.

Mr. Pavlock and Ms. Bohannon agree the SRIA is on our own when it comes to figuring future funding out. We need money generated on Beach to stay on the Beach for Beach services.

Discussion followed.

Dr. Campanella stated there are no answers and we still need to continue to operate as the SRIA. He said the Board needed to wait until the cases are heard again, quit all these discussions and move on.

Mr. Watson agrees we should keep operating as usual, but continue to look for options. He stated we should not sit back and be defined.

Ms. Gilley suggested looking at experts that can help us with Community Planning, once we know what our end is going to be. She said there are many funding scenarios that can be considered, and the SRIA needs to set the goal. She questioned should there be the same services for the Island or new set of services provided by the SRIA?

Ms. Bohannon stated we need to figure out what we can do better or differently.

Mr. Lee pointed out the SRIA provides a high level of service from 4 a.m. to after midnight. He told the story about the graffiti on a port-o-let and the level of service that was provided to the complaining resident.

Ms. Bohannon talked about the difference of the level of service between the SRIA staff and Escambia County staff.

Ms. Bohannon asked for the discussion on an RFP for a Community Planner be added to the April 23, 2014 Committee Agenda.

Ms. Gilley offered to send staff information regarding the Community Planner.

SPEAKER:

Terry Preston – She told about the meeting being held Monday night April 14, 2014 and invited the Board to attend. She said Commissioner Robinson and Alison

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Rogers would be there to answer questions, as well as Danny Kepner. She stated Janet Holley and Chris Jones had declined to attend the meeting due to the ongoing lawsuits. She supports Ms. Gilley's idea of a Community Planner. She stated she and Mr. Cox had been meeting with each of the Commissioners and they have asked them to move forward with a "what if" plan. She stated that services of lifeguards and a vast majority of clean up is done for the tourists or visitors, not the residents.

Mr. Pavlock requested an update on the status of the eco-tourism grant.

Ms. Schrock told him all monies had been sent and spent, and the grant is complete.

Mr. Pavlock stated the crosswalks and trolley stops are confusing. Are people waiting in median to cross street or waiting for trolley? He asked staff to look at the problem.

Ms. Bohannon stated she has concerns for pedestrian safety.

15. ADJOURN

There being no further business to come before the Board, Chairwoman Bohannon declared the Regular Board Meeting of the SRIA Board adjourned at 6:47 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.)