

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

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REGULAR BOARD MEETING MINUTES
FEBRUARY 8, 2012

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday February 8, 2012, beginning at 5:02 p.m. Members in attendance were: Mr. Ed Guernsey, Mr. Fred Gant, Mr. Vernon Prather, Dr. Thomas Campanella, Ms. Tammy Bohannon and Mr. Dave Pavlock, Chairman. Chairman Pavlock led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – (1/11/2012)
(Special Board Meeting – (1-25-2012))

Upon motion of Ms. Tammy Bohannon seconded by Mr. Ed Guernsey, the Board approved the minutes of the Regular Board and Special Board Meetings as presented. (1/11/2012 & 1/25/2012). (6-0)

5. STATE OF THE ISLAND ADDRESS – EXECUTIVE DIRECTOR BUCK LEE

Mr. Lee presented his Executive Director's State of the Island, followed by each Director presenting the State of the Island for their Department (please see attached)

6. CHANGES OR ADDITIONS TO AGENDA

7. ADOPTION OF AGENDA

Upon motion Ms. Tammy Bohannon seconded by Mr. Ed Guernsey, the Board unanimously recommended adoption of the Agenda as presented. (6-0)

8. CHAIRMAN'S COMMENTS

9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

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Ms. Maureen LaMar submitted her monthly report for review.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (1/25/2012) MS. TAMMY BOHANNON, CHAIRWOMAN, MR. FRED GANT AND MR. ED GUERNSEY, MEMBERS

Item # 1 – Mrs. Doris Haynes – 1305 Panferio Dr. – Lot 6, Block 52, Villa Segunda – Request to construct a fence on the west side of leasehold property. (AEC Approval only)

The Committee unanimously approves staff's recommendation.

Item # 2 – Little Sabine, Inc. d/b/a Margaritaville Hotel – 165 Fort Pickens Road – adjacent to Little Sabine Bay – Request to construct a (commercial) access pier (54' x 6') and a terminal dock (200' x 6') as an addition to the existing boardwalk on the north side of Ft. Pickens Rd.; to provide temporary mooring for recreational watercraft or other craft accessed from Little Sabine Bay. (Staff report by Paolo Ghio)

The Committee unanimously approves staff's recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, (1/25/2012) MR. ED GUERNSEY, CHAIRMAN, MR. VERNON PRATHER AND MR. DAVE PAVLOCK, MEMBERS

Item # 1 – Discussion regarding the Development Agreement created by Conditional Use (CU-2007-17) for 20 Via De Luna,(currently Sunray Village Owners Association) (former Clarion/ proposed Island Empress property)

The Committee unanimously approves a one (1) year extension of the Development Agreement created by Conditional Use (CU-2007-17) for 20 Via De Luna,(currently Sunray Village Owners Association) (former Clarion/ proposed Island Empress property). (January 2012- January 2013)

Item # 2 Mr. Guy Olano, represented by Mr. Bruce Parris, d/b/a The Dock – #4 Casino Beach Boardwalk – request consideration to purchase a 3,810 Sq. Ft. of public beach property located directly in front of The Dock. (Staff report by Paolo Ghio)

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This item was removed at the request of Mr. Bruce Parris, representing Mr. Guy Olano.

Item # 3 – Portofino/Premier Island Management – Mr. Robert Babcock - Quietwater Boardwalk – 400 Quietwater Beach Road – Request for continuation to operate a Beach Rental Service from a portion of Quietwater Beach. (Staff report by Jayne Bell)

The Committee unanimously approves staff's recommendation, subject to a one year review.

C. ADMINISTRATIVE COMMITTEE, (1/25/2012) DR. THOMAS CAMPANELLA, CHAIRMAN, MR. ED GUERNSEY AND MR. DAVE PAVLOCK, 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.

Upon motion of Mr. Vernon Prather seconded by Ms. Tammy Bohannon, the Board unanimously recommended approval of the Consent Agenda as presented. (6-0)

REGULAR AGENDA

11. OLD BUSINESS

Item # 1 – Scott Mitchell – Five Flags Tourism Group – discussion on proposed settlement of the 2010 audit dispute. (Staff report by Mike Stebbins)

Mike Stebbins gave an update and stated that staff had been working with Five Flags Tourism Group and recommended a settlement agreement of \$9041.32, to be paid by 5:00 p.m., February 21, 2012.

Upon motion of Mr. Ed Guernsey seconded by Mr. Vernon Prather, the Board unanimously recommended approval of the recommendation by staff to accept the settlement in the amount of \$9,041.32, to be paid by FFTG by 5:00 p.m. on February 21, 2012.

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Item # 2 – Discussion on BDI/EDSA Presentation

Mr. Pavlock gave an overview of the project and stated that Escambia County was requesting the SRIA Board make a recommendation of either Option A (Pedestrian Overpass) or Option B (Pedestrian Underpass), as well as prioritize 5 other proposed projects.

Mr. Pavlock stated that a walkable boardwalk could link Casino Beach to many different areas. He said that estimates were being done and construction on that project could start as soon as the North Shore re-nourishment was completed.

Mr. Guernsey has safety issue concerns. He stated that if a change isn't made, serious injury or death could occur. He approves of Option B, and stated it would add value and usability.

Mr. Gant pointed out that Escambia County owns the road, and that they will do something, with or without the Board's recommendations, and that he supports Option B.

SPEAKERS:

Bob Stine
Rachel Moore
Marilyn Hess
Charlie Rotenberry
Richard Brown
William Feallock
Pam Lane
Greg Meyer
Don Paro
Jim Cox
Beverly Campbell
David Kelley
Robert Rinke
Bill Compton
Michael Waters
Steve Speirs
Julian MacQueen
Joe Magyarosi

Mr. Matt Mooneyham, Escambia County Project Manager for the Master Plan, explained that Escambia County is in the process of securing funding to make upgrades to the toll facility.

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Ms. Bohannon stated that the Board did need to move forward with this project and that she supported Option B, due to the fact that it is less intrusive, leaves the most parking, and is safer for pedestrians. She pointed out that would create jobs and produce more revenue for Escambia County.

Mr. Prather said he had received numerous emails regarding this project and that is hard to make everyone happy. He pointed out that many residents disagree with the way Escambia County currently handles the revenue from the Toll Plaza. He stated it is a difficult decision to make, however, Escambia County will act with or without our input.

Mr. Prather stated that he approves of Option B, but has some reservations. He requests Escambia County seek alternative funding sources, rather than just raise the toll from \$1 to \$2. He recommends that landscaping and upkeep on the landscaping NOT be included in the long-term financing.

Mr. Dave Pavlock discussed the concept of how to move more people from Beach to Bay, and can we do it more economically than the proposed \$25 million? He stated Option B is superior, but he is not comfortable with the cost.

Mr. Pavlock was interested in the "Smart Parking" concept. He stated it was a possible way to solve the problems in a more cost-effective manner. He stated we should preserve our current parking spaces, and find a more efficient way of getting people to utilize them.

Dr. Campanella asked if this project truly satisfied a need, and suggested the Board go "back to the drawing board". He does not want to indebt the public with a project that will cost \$25 million or more.

Dr. Campanella pointed out that nothing has been done in years to Pensacola Beach roads, and our revenues continue to rise. He stated that new lighting at the intersection would help with the perceived safety issues.

Much discussion followed.

Mr. Guernsey made an amended motion to approve Option B and to recommend to Escambia County to search for all alternatives for funding, rather than a toll increase, which was seconded by Ms. Bohannon, for discussion. The vote was 3-3, the motion failed. (Voting to approve the motion were Mr. Guernsey, Ms. Bohannon and Mr. Gant. Voting in the negative were Dr. Campanella, Mr. Prather, and Mr. Pavlock.)

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Dr. Campanella made a motion to ask Escambia County, in conjunction with the Santa Rosa Island Authority, to look for alternative plans for safety at this intersection and to carry forward with the Beach to Bay concept, perhaps tunneling under the road. Mr. Pavlock seconded the motion. The vote was 2-4, the motion failed. (Voting in favor of the motion were Dr. Campanella and Mr. Pavlock. Voting against the motion were Ms. Bohannon, Mr. Gant, Mr. Guernsey and Mr. Prather.)

Ms. Bohannon asked Mike Langston (BDI) to confirm if the Pedestrian Overpass was actually considered a "Bridge". He answered in the affirmative.

Mr. Guernsey and Mr. Gant encouraged their fellow Board Members to make a decision.

A break was taken from 8:00 p.m. to 8:10 p.m.

Mr. Langston (BDI) pointed out that once the project was moving forward, there would be design reviews at the 30%, 60%, 90% and 100% mark. The public, including the SRIA Board, would have an opportunity for further input at each mark.

Upon motion of Mr. Vernon Prather seconded by Mr. Ed Guernsey, the Board approved conceptually, Option B (Pedestrian Underpass), with the request that the SRIA remain active participants in the public hearings during the design review process. Furthermore, the SRIA encourages Escambia County to fully explore alternative funding possibilities, and the SRIA will develop a plan to operate and maintain what is proposed, but reserves the right to make changes and/or explore other options at the 30% design review mark. (5-1) Dr. Campanella voted in the negative.

More discussion followed regarding the prioritizing of the remaining proposed projects.

Upon motion of Mr. Ed Guernsey seconded by Mr. Fred Gant, the Board approved the following prioritization of the remaining projects:

- 1) Core Area/Bridge**
- 2) North Entry Gateway – Toll Plaza**
- 3) North/South access road to the Bob Sikes fishing bridge**

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4) **Boardwalk**

5) **East/West streetscape**

6) **East Entry gateway**

(5-1) Dr. Campanella voted in the negative.

Item # 3 – Request approval of the recommendation by the Selection Review Committee for Banking Services.

Dr. Campanella gave background on the banking proposals and stated that the Selection Review Committee recommended staying with our current provider, Coastal Bank & Trust, but also recommended researching putting a sum of money into another bank.

Mr. Guernsey stated that Coastal Bank & Trust was still a good choice for the SRIA, but supported the idea of moving some of the SRIA funds into a different bank, as well.

Upon motion of Mr. Ed Guernsey seconded by Ms. Tammy Bohannon, the Board unanimously approved staff's recommendation, with further discussion at the February 22, 2012 Committee Meeting as to the possible allocation of extra funds at another banking institution. (6-0)

12. 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

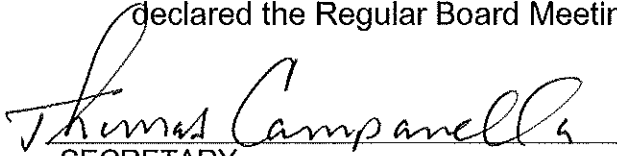
Mr. Langston submitted his monthly report for the review of the Board and asked for the board to authorize the allocation of funds for the Via de Luna Median Project.

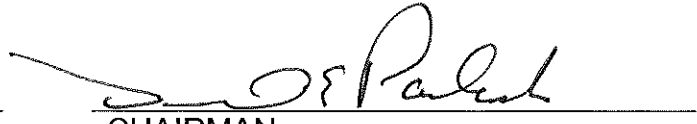
Upon motion of Ms. Tammy Bohannon seconded by Mr. Vernon Prather, the Board unanimously approved the allocation of \$20,000 for the Via de Luna Median Landscaping Project. (6-0)

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13. VISITORS FORUM
14. BOARD MEMBERS FORUM
15. ADJOURN

There being no further business to come before the Board, Chairman Pavlock declared the Regular Board Meeting of the SRIA Board adjourned at 9:02 p.m.


SECRETARY


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.)