



PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

Board Members:

Thomas Campanella
Chairman

Tammy Bohannon
Vice-Chairwoman

Fred Gant
Secretary/Treasurer

Janice Gilley
Acting Secretary/Treasurer

Elwyn Guernsey
Dave Pavlock

W. A. "Buck" Lee
Executive Director

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PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JULY 10, 2013
5:00 P.M.

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday July 10, 2013, beginning at 5:07 p.m. Members in attendance were: Mr. Dave Pavlock, Ms. Tammy Bohannon, Mr. Fred Gant, Ms. Janice Gilley, Mr. Ed Guernsey and Dr. Thomas Campanella, Chairman. Chairman Campanella led the Pledge of Allegiance followed by a moment of meditation.
4. APPROVAL OF MINUTES (Regular Board Meeting – 06/12/2013)
(Special Board Meeting – 06/26/2013)

Upon motion of Mr. Fred Gant seconded by Mr. Ed Guernsey, the Board unanimously approved the minutes of the Regular Board Meeting (6/12/2013) as presented. (6-0)

Upon motion of Mr. Fred Gant seconded by Ms. Janice Gilley, the Board unanimously approved the minutes of the Special Board Meeting (6/26/2013) as presented. (6-0)

5. CHANGES OR ADDITIONS TO AGENDA

There were no changes or additions.

6. ADOPTION OF AGENDA

Upon motion of Mr. Ed Guernsey seconded by Ms. Janice Gilley, the Board unanimously recommended adoption of the agenda as presented. (6-0)

7. CHAIRMAN'S COMMENTS

Chairman Campanella requested speakers turn in their request form at the start of the meeting, and reminded them they only had 3 minutes to speak.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

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Ms. Nicole Stacey presented the report for the VIC to the Board for review and stated the award for 2013 Best of the Bay - Best Tourist Attraction went to Pensacola Beach.

9. SPECIAL PRESENTATION TO THE JUNIOR LIFEGUARD PROGRAM FROM THE SANTA ROSA ISLAND TRIATHLON

CONSENT AGENDA

10. COMMITTEE REPORTS

- A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (6/26/2013) MR. ELWYN GUERNSEY, CHAIRMAN, MR. FRED GANT AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 - Update regarding the timelines for the design and construction of the new Pensacola Beach Visitor's Information Center (VIC). (Staff report by Executive Director Buck Lee)

The Committee unanimously approved staff's recommendation.

Item # 2 - Glenn & Elizabeth Lubel – 3 Ensenada Marbella - Lot 14, Santa Rosa Villas Estates – Request for a 10' encroachment into the west side setback for construction of a new single family residential structure.(Staff report by Paolo Ghio)

Per leaseholder request, this item has been pulled for consideration at this time. It will be discussed at the July 24, 2013 Committee Meeting.

Item # 3 – Request for approval to modify Article 13.11.00 – Swimming Pools. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 4 – Request for approval of the Resolution for the 2014-2015 Florida Beach Erosion Control Program. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

- B. DEVELOPMENT & LEASING COMMITTEE, (06/26/2013) MR. DAVE PAVLOCK, CHAIRMAN, MR. ELWYN GUERNSEY AND MS. TAMMY BOHANNON, MEMBERS

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

Mr. Guernsey was absent, no report was made.

Item # 2 - Monthly update from Tammy Bohannon regarding the progress of the Core Area Development Plan, as part of the Master Plan.

Informational only, no action taken at this time.

Item # 3 – Request by Kaipo Robello, Aloha Wine and Liquor – 649 Pensacola Beach Blvd. – to have a license agreement for use of the overflow parking lot at 643 Pensacola Beach Blvd. (Staff report by Russell Scarritt)

The Committee unanimously approved staff's recommendation to deny the request.

Item # 4 – Request by Fulford Harbor LLC d/b/a Hilton Pensacola Beach - 12 Via de Luna Dr. - to sublease to Oliver Roberts, representative for Hertz Rac Kiosk, to operate an automobile rental kiosk on leasehold property. (Staff report by Russell Scarritt)

The Committee unanimously approved staff's recommendation.

Item # 5 – Discussion of a proposed water slide for Dockside Beach Service – 400 Quietwater Beach Rd. (Staff report by Russell Scarritt)

No action required by Board.

C. ADMINISTRATIVE COMMITTEE, (06/26/2013) DR. THOMAS CAMPANELLA, CHAIRMAN, MR. ELWYN GUERNSEY AND MR. DAVE PAVLOCK, MEMBERS

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.

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Item # 2 – Request approval for Executive Director Buck Lee and Robbie Lofty to attend the Annual Governor's Conference on Tourism in Orlando, Sept. 10-13, 2013. (Staff report by Robbie Lofty)

The Committee unanimously approved staff's recommendation.

Item # 3 – Request approval for Executive Director Buck Lee, Robbie Lofty and all Board Members to attend the Gulf Power Economic Symposium Sept. 29-30, 2013 at the Baytown Convention Center in Sandestin, FL. (Staff report by Robbie Lofty)

The Committee unanimously approved staff's recommendation.

Item # 4 – Approval of a Blue Angels Proclamation. (Staff report by Russell Scarritt)

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)

REGULAR AGENDA

11. OLD BUSINESS

Item # 1 – Discussion on Power Pole Attachment Permit with Gulf Power Company. (Staff report by Russell Scarritt)(Referred from the June 26, 2013 Committee Meeting for additional discussion)

Mr. Lee gave background on the item and stated staff still recommended not purchasing insurance in order to use the power poles. He will inform the Board when he gets a response from Gulf Power regarding the SRIA being able to hang Christmas decorations on them without obtaining insurance.

Informational only, no action taken.

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Item # 2 - Discussion regarding revising the RESTORE Act letter to be re-sent Commissioner Robinson. (Staff report by Paolo Ghio)(Referred from the June 26, 2013 Committee Meeting for additional discussion)

Mr. Ghio gave background on the item and stated he had talked with ECAT regarding Escambia County purchasing double decker buses for ECAT (if the funding comes through), in order for the SRIA to rent them for use on the Beach. He also voiced concerns over the ongoing operational costs. He estimates the costs to run at least \$630,000 per year, for 4 vehicles (2 double decker trolleys and 2 regular trolleys) for 138 days a year. He firmly stated the SRIA does not want to own, operate, or manage any trolleys.

Mr. Pavlock encourages the idea of expanding the number of operational days, but not necessarily double decker trolleys. He is concerned about the ongoing affordability.

Mr. Lee stated Oxford, Mississippi had double decker buses that the TDC operates. They can be rented by organizations and the cost is usually \$5.00 a person.

Mr. Guernsey has concerns about the use of double decker trolleys.

Mr. Gant agrees Escambia County needs to own the double decker trolleys, not the SRIA.

Ms. Gilley stated the trolleys' shouldn't be on the list sent to Commissioner Robinson for requesting RESTORE Act funding.

Ms. Bohannon stated she was on the RESTORE Committee and many people have been presenting great ideas to the committee. She encouraged the SRIA to do a presentation.

Much discussion followed.

Ms. Bohannon stated stakeholders on Pensacola Beach want to have double decker trolleys, and the Board has to figure out how to achieve this goal.

Chairman Campanella stated double decker trolleys were not what the SRIA wants, and that they would not be cost effective. He suggested keeping this item in Committee for further discussion.

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Mr. Waite (Baskerville-Donovan, Inc., BDI) encouraged the Board to remember this beach was heavily impacted by the oil spill. He stated it should be stressed that the requested projects will take cars off the beach and attract tourists. He stated he would assist with these requests.

Upon motion of Mr. Fred Gant seconded by Mr. Ed Guernsey, the Board unanimously approved bringing this item to the July 24, 2013 Committee Meeting for further discussion, and for SRIA staff to meet with BDI to agree on recommendations to present. (6-0)

Susi Robichaux (E.W. Bullock) gave an update on the advertising campaign for the trolleys. (See attached report)

Mr. Dave Pavlock praised Ms. Robichaux's work on the website regarding the trolleys. He asked Mr. Ghio to research the web cameras for the pier that were Apple compatible, so they could be viewed on an iPad or iPhone.

Much discussion followed regarding the Eco-tourism signs and banner for use on Commercial Leaseholder websites that would link users to the trolley information.

Item # 3 – Approval of RFP for storage facilities. (Staff report by Executive Director Buck Lee)(Referred from June 26, 2013 Committee Meeting)

Mr. Lee gave background on the item.

Ms. Bohannon suggested purchasing of a property, instead of a lease.

Mr. Lee said he would prefer a lease, with perhaps an option to purchase.

Upon motion of Mr. Dave Pavlock seconded by Ms. Janice Gilley, the Board unanimously approved acceptance of the RPF, with the addition of a first right of refusal clause added by legal counsel. (6-0)

12. NEW BUSINESS

Item # 1- Request by Sal Pinzone, Sunset Holding d/b/a Pensacola Beach Gulf Pier - 41 Ft. Pickens Rd. - for a commercial lease extension for an additional 32 years.

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(Staff report by Russell Scarritt) (Referred from the June 26, 2013 Committee Meeting for additional discussion)

Mr. Lee gave background on the item and asked Mr. Stebbins to address questions from the Board.

Mr. Stebbins explained public access could not be infringed upon, Sunset Holdings has to have SRIA Board approval before making any changes to the current lease, and the lease could be held in default at any time Sunset Holdings violated the terms of the lease.

Ms. Bohannon voiced concerns over specific sections and wording of the lease.

SPEAKER:

Mike Pinzone – Sunset Holdings – Mr. Pinzone explained he had 2 gentlemen from World of Beers that were interested in partnering with him to build a restaurant and lounge on the current leasehold property. He stated it would not be called World of Beers.

Dr. Campanella asked Mr. Pinzone to pay the attorney's fees generated by this item. Mr. Pinzone agreed.

Mr. Gant stated the terms of the lease were good and didn't need to change.

Upon motion of Mr. Dave Pavlock seconded Mr. Ed Guernsey, the Board approved the 32 year lease extension. (May 23, 2021 – May 23, 2053) (5-1) Ms. Bohannon voted in the negative.

13. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

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

B. ATTORNEY'S REPORT

Mr. Stebbins submitted his report for the review of the Board. He also gave an update on the Peggy Gale claim.

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C. ENGINEER'S REPORT

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

Ms. Bohannon questioned the lack of projects. Mr. Langston said he had no current task orders from the SRIA.

D. DEVELOPMENT SERVICES DIRECTOR REPORT

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

14. VISITORS FORUM

There were no speakers.

15. BOARD MEMBERS FORUM

Mr. Pavlock asked about the painting of the water tower. He was told it would be completed in the Fall.

Ms. Gilley stated she would not be in town for the Committee Meeting on July 24, 2013.

Mr. Gant thanked Ms. Lila Cox again for her hard work on the Eco-tourism grant project.

Mr. Gant asked for the list of unfunded projects to be added to each Board book for reference.

Ms. Bohannon agreed that Ms. Cox did a great job, and she also questioned the staffing at the toll plaza on the weekends. She was told all the operations were handled by Escambia County.

Chairman Campanella told about his experience at the conference for Ethical Eco-tourism in Cocoa Beach.

Mr. Gant complimented Boca Raton's parking garage and suggested this as a possible project for Pensacola Beach.

Mr. Pavlock asked about the pedicabs and the pedestal left on leasehold property

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in the absence of the Observation Wheel.

16. ADJOURN

There being no further business to come before the Board, Chairman Campanella declared the Regular Board Meeting of the SRIA Board adjourned at 6:46 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.)