

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

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JUNE 12, 2013
5:00 P.M

**** BUDGET WORKSHOP IMMEDIATELY FOLLOWING BOARD MEETING****

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday June 12, 2013, beginning at 5:09 p.m. Members in attendance were: Mr. Dave Pavlock, Ms. Tammy Bohannon, Mr. Fred Gant, Mr. Ed Guernsey and Dr. Thomas Campanella, Chairman. Ms. Janice Gilley joined the meeting at 6:04 p.m. Chairman Campanella led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 5/1/2013)

Ms. Bohannon asked the minutes be amended to show she abstained from voting on the Lafitte Cove item. (New Business Item #1)

Upon motion of Mr. Dave Pavlock seconded by Mr. Fred Gant, the Board unanimously approved the minutes of the Regular Board Meeting as amended (5/1/2013). (5-0)

5. CHANGES OR ADDITIONS TO AGENDA

Ms. Bohannon requested Consent Agenda Item C-2 (Cadillac Banks, The Gulf Coast Summer Fest) be moved to the Regular Agenda, Old Business Item #1, to allow for additional language to be included in the motion.

Upon motion of Ms. Tammy Bohannon seconded by Mr. Dave Pavlock, the Board unanimously recommended adopting the change to the agenda. (5-0)

6. ADOPTION OF AGENDA

Upon motion of Ms. Tammy Bohannon seconded by Mr. Ed Guernsey, the Board unanimously recommended adoption of the agenda as amended. (5-0)

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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

Ms. Nicole Stacey presented the report for the VIC to the Board for review and stated the VIC would be having fireworks for the Fourth of July at 8:30 p.m.

9. SPECIAL PRESENTATION TO SRIA DIRECTOR BUCK LEE BY HONORARY SPANISH VICE CONSUL MARIA DAVIS AND NAN HARPER, PRESIDENT OF PENSACOLA SISTER CITIES

CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (5/22/2013) MR. ELWYN GUERNSEY, CHAIRMAN, MR. FRED GANT AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 - Greg Meyer – 500 Via de Luna – Lot 1, Block 13 – Villa Segunda – Request to construct a swimming pool with an encroachment of 9 feet into the rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 2 - Wilburn & Kellie McInvale – 4 Calle Hermosa – Lot 2, 1st Addition to Santa Rosa Villas – Request to construct a swimming pool with an encroachment of 15 feet into the side and rear yard setbacks. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 3 – Mark & Jennifer Thompson- 707 Ariola Dr. – Lots 8 & 9, Block 11, Villa Segunda – Request to construct a swimming pool with an encroachment of 8 feet into the rear yard setback. (Staff report by Paolo Ghio)

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The Committee unanimously approved staff's recommendation.

Item # 4 – Request for amendment to Article 13.20.00 – Floodplain Management on Pensacola Beach under the control of Santa Rosa Island Authority regarding Letters of Map Revision (LOMR) on Pensacola Beach. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, (05/22/2013) MR. DAVE PAVLOCK, CHAIRMAN, MR. ELWYN GUERNSEY AND MS. TAMMY BOHANNON, MEMBERS

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 approval of the bid by McGuire Martin, owner of Flounders Chowder and Ale House – 800 Quietwater Beach Rd.- to purchase from the SRIA, approximately 5' of property to the East side of the current Flounder's leasehold, adjacent to the SRIA property. (Staff report by Russell Scarritt)

The Committee unanimously approved staff's recommendation.

C. ADMINISTRATIVE COMMITTEE, (05/22/2013) 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.

Item # 2 - Discussion on Power Pole Attachment Permit with Gulf Power Company. (Staff report by Russell Scarritt)

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The Committee unanimously voted to continue discussion on this item at the June 26, 2013 Committee Meeting.

Item # 3 – Request by IL of Pensacola Beach, d/b/a Innerlight Surf Shop – 655 Pensacola Beach Blvd. – to sublease to Ben Martin, The Drowsy Poet d/b/a Upper Room at Innerlight, to operate a ministry and coffeehouse on the third floor of the building. (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 amended. (5-0)

REGULAR AGENDA

11. OLD BUSINESS

Moved from consent agenda:

Item # 1 - Request by William "Cadillac" Banks, Banks Enterprise, LLC, to hold The Gulf Coast Summer Fest on Pensacola Beach. (Staff report by Russell Scarritt)

Upon motion of Ms. Tammy Bohannon seconded by Mr. Ed Guernsey, the Board unanimously approved adding the underlined language to the prior motion; "Staff recommends approval of the request by William "Cadillac" Banks, Banks Enterprise, LLC, to hold The Gulf Coast Summer Fest on Pensacola Beach on August 31, 2013, contingent upon receiving proper Escambia County and DEP approvals. It is recommended that instead of charging a percentage, Mr. Banks pay a one-time fee of \$5,000.00 to the SRIA to hold the event subject to meeting all local, state and federal regulations." (5-0)

Item # 2 – Report regarding the design and construction of the new Pensacola Beach Visitor's Information Center (VIC). (Staff report by Executive Director Buck Lee)(Referred from the May 22, 2013 Committee Meeting)

Mr. Lee gave background on this item and stated this item would be further discussed at the June 26, 2013 Committee Meeting, including a timeline for construction.

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SPEAKER:

John Tice (Bullock Tice Associates, Inc.) stated he was looking at some cost reduction measures and he would have dates set for the Committee Meeting.

Upon motion of Mr. Dave Pavlock seconded by Ms. Tammy Bohannon, the Board unanimously approved continuing discussion on this item at the June 26, 2013 Committee Meeting. (4-0) Mr. Gant had stepped out of the room during the vote.

Item # 3 – Discussion of the Naval Aviation Museum Foundation sponsorship request. (Staff report by Russell Scarritt)(Referred from the May 22, 2013 Committee Meeting)

Mr. Pavlock encouraged the Board to send a one-time donation of \$10,000.00 this year, in honor of the anniversary, and then return to the \$5,000.00 yearly donation done in the past.

Mr. Guernsey Stated he was in favor of the donation, and asked if the Museum Foundation had filled out a sponsorship request form. He was told no, they had not.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Board unanimously approved a one-time donation of \$10,000.00 to the Naval Aviation Museum Foundation, contingent upon the Foundation filling out a sponsorship request form. (5-0)

Item # 4 – Request by IL of Pensacola Beach d/b/a Pensacola Beach Marina – 655 Pensacola Beach Blvd. – to sublease to Chris Phillips, Hot Spots Bait & Tackle, Inc., to operate a fishing tackle retail store and to book fishing charters from leasehold property. (Staff report by Russell Scarritt)

Mr. Scarritt gave background on the item and stated staff had done a site visit and had reached an agreement with Mr. Phillips regarding rules and regulations.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Board unanimously approved the request by IL of Pensacola Beach d/b/a Pensacola Beach Marina – 655 Pensacola Beach Blvd. – to sublease to Chris Phillips, Hot Spots Bait & Tackle, Inc., to operate a fishing tackle retail store and to book fishing charters from leasehold property, paying all applicable percentages and fees. (5-0)

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(This item was moved from the Consent Agenda at the request of the Chairman for further discussion.)

Item # 5 – Request by H & S Development, LLC, d/b/a Tiki Island Golf – 2 Via de Luna – to sublease to Nick Schuck, Emerald Coast Tours, to offer guided Segway tours of Santa Rosa Island. (Staff Report by Russell Scarritt)

Mr. Scarritt asked Mr. Stebbins to address the Board on this item. Mr. Stebbins explained the Interlocal Agreement and stated the SRIA could not sign the non-disclosure request by Emerald Coast Tours, due to the fact the SRIA can't guarantee complete confidentiality.

Mr. Pavlock stated the Segways will be a positive addition to Pensacola Beach.

SPEAKER:

Nick Schuck – Owner, Emerald Coast Tours – He offered to answer questions from the Board.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Board unanimously approved adding the underlined language to the prior motion; “The Committee unanimously approved the request by H & S Development, LLC, d/b/a Tiki Island Golf – 2 Via de Luna – to sublease to Nick Schuck, Emerald Coast Tours, to offer guided Segway tours of Santa Rosa Island, contingent upon approval of the Interlocal Agreement for use of Segways on Santa Rosa Island, appropriate amount of liability insurance coverage being procured with the Santa Rosa Island Authority and Escambia County named as additional insureds, indemnification of the Santa Rosa Island Authority (SRIA), and the agreement that percentage lease fees will be paid to the SRIA based on all revenues generated by Segway tours of Santa Rosa Island regardless of where the Segway tours are booked or where the revenue is collected. The Executive Director or Public Safety Director of the Santa Rosa Island Authority shall have the authority to suspend the sublease if either the Executive Director or Public Safety Director feel there is a public safety problem with the operation of the segways. If the public safety problem cannot be resolved, the suspension can be appealed to the Santa Rosa Island Authority Board for consideration.”

(5-0)

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Item # 6 - Request by Surf and Sand Development d/b/a Red Fish Blue Fish – 5 B Via de Luna – to sublease to Nicholas Sexton, Gulf Coast Pedicabs, to offer pedicab rides on Santa Rosa Island. (Staff Report by Russell Scarritt)

Mr. Scarritt gave the background on this item.

SPEAKER:

Christopher Smead – Driver for Gulf Coast Pedicabs – He loves his job and hopes to work on Pensacola Beach.

Nick Sexton – Owner of Gulf Coast Pedicabs – He told the board where he will store the pedicabs, and that his drivers could easily go 2-3 miles in one trip.

Mr. Guernsey stated he had ridden them downtown and they were courteous and clean.

Upon motion of Mr. Ed Guernsey seconded by Mr. Dave Pavlock, the Board unanimously approved staff's recommendation, which is as follows:

- **Gulf Coast Pedicabs pay fees of \$300.00 a month, any month they operate on the Island, regardless of the # of days.**
- **Hours of operation will be 10 a.m. – midnight.**
- **Transport only within the confines of legal limits.(Defined in the Interlocal Agreement)**
- **Drug Policy (Defined in the Interlocal Agreement)**
- **Fully executed Sub-lease agreement between Surf & Sand, LLC and Gulf Coast Pedicabs.**
- **Fully executed Interlocal Agreement between Santa Rosa Island Authority and Escambia County Board of County Commissioners.**
- **The Executive Director or Public Safety Director of the Santa Rosa Island Authority shall have the authority to suspend the sublease if either the Executive Director or Public Safety Director feel there is a public safety problem with the operation of the pedicabs. If the public safety problem cannot be resolved, the suspension can be appealed to the Santa Rosa Island Authority Board for consideration.**

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12. NEW BUSINESS

Item # 1 – Discussion on the request by Gulf Islands National Seashore (GINS) to have the SRIA's Public Safety Department provide their lifeguards. (Staff report by Bob West)

Mr. West gave background on this item.

Mr. Lee stated he was proud of Public Safety Director Bob West and lifeguards, this was a big compliment to the program. He pointed out no money will come out of the SRIA for these services.

Mr. Pavlock voiced a concern regarding the supply of lifeguards. Mr. West stated there is no problem with the supply of good candidates.

Mr. West said this is good for GINS and good for the SRIA. He stated all the equipment used would be GINS, not ours.

Mr. Gant asked who would draft the document, and Mr. West told him GINS.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Board unanimously approved authorizing Mr. Buck Lee and Mr. Bob West to finalize a scope of work and develop (with GINS help) a Contract/MOU/Interlocal Agreement, with legal review, to move forward to the IG for review. (5-0)

Item # 2 – Discussion/possible approval of the Interlocal Agreement between Escambia County and the Santa Rosa Island Authority relating to the use of Escambia County Sidewalks and Rights-of-Way on Santa Rosa Island, Florida. (Report by Mike Stebbins)

Mr. Stebbins explained the Interlocal Agreement.

Upon motion of Mr. Fred Gant seconded by Mr. Ed Guernsey, the Board unanimously approved the Interlocal Agreement with Escambia County. (5-0)

13. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

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Mr. Lee submitted his report for the review of the Board. He also presented the following points:

- The ferry timeline is about 4 years till start.
- Honest Tea (sold at Wendy's) will be a sponsor for Bands on the Beach, July 2, 2013 for \$1,800.00.
- Did the Board want to re-visit the RESTORE Letter sent to Commissioner Robinson, since the SRIA has already completed 2 of the projects. Mr. Lee stated this item would be addressed at the June 26, 2013 Committee Meeting.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Board unanimously voted to direct staff to recommend 2 projects to replace the ones already completed. Chairman Campanella will then send a revised letter to Commissioner Robinson with the new RESTORE Act requests for funding. (5-0)

- Mr. Lee told the Board about the Florida Society for Ethical Ecotourism Convention that is being held June 28-30, 2013 in Cocoa Beach. He asked for the Board to allow Chairman Campanella attend.

Upon motion of Mr. Dave Pavlock seconded by Mr. Fred Gant, the Board unanimously approved sending Chairman Campanella to the Florida Society for Ethical Ecotourism June 28-30, 2013 in Cocoa Beach. (6-0) Ms. Gilley had joined the meeting at this point.

- Mr. Lee explained the Coast Guard is not checking the beaches for oil anymore and explained what the new process will be. There is an 800# to call when oil is spotted, the Coast Guard will come from Gulf Shores to check out the location and they will call BP if cleanup is needed. Mr. Lee suggested sending out a letter to residents of Ariola Drive. and Ft. Pickens Road to see if they would volunteer to check the beaches for oil.

Upon motion of Mr. Fred Gant seconded by Mr. Ed Guernsey, the Board unanimously approved staff sending letters to the residents of Ariola Drive and Fort Pickens Road to ask for volunteers to check the beaches for oil. (6-0)

B. ATTORNEY'S REPORT

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Mr. Stebbins submitted his monthly report for the review of the Board. He stated the legislature had passed a bill that allows for public speakers in meetings such as out SRIA meetings. He said the public can file with the Circuit court if they feel they weren't allowed to speak. He recommended the Board adopt a "Speaker's Policy", since there currently is not one.

C. ENGINEER'S REPORT

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

SPEAKER:

Matt Mooneyham - Project Manager Escambia County for Pensacola Beach – He stated toll plaza work should be done by late June, 2013, weather permitting. He said Wallace had gotten the landscaping bid for the Island and should start as soon as all contracts have been signed and a Notice to Proceed has been issued by the County.

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 when the Observation Wheel was leaving and Mr. Scarritt said the SRIA didn't know for certain.

Mr. Pavlock asked if the Dog Park was successful, and Mr. West said the West end park was utilized and the East end park was being used more by fishermen.

Mr. Pavlock asked if the ecotourism signs had been installed, and Mr. Ghio told him no, they were still being manufactured.

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Mr. Pavlock stated he wanted to commend Ron Ladner with Shaggy's for voluntarily helping sponsor the Airshow.


Ms. Gilley suggested a resolution would be appropriate.

Upon motion of Ms. Janice Gilley seconded by Mr. Dave Pavlock, the Board unanimously voted to recognize Ron Ladner with Shaggy's in an appropriate manner. (6-0)

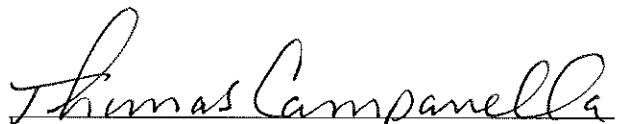
Mr. Lee said he would present it at the Reception honoring the Blue Angels on July 12, 2013.

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 6:27 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.)