

# 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

## SANTA ROSA ISLAND AUTHORITY PENSACOLA BEACH, FLORIDA SPECIAL BOARD MEETING MINUTES JUNE 27, 2012

- 1-3. A Special Board Meeting of the Santa Rosa Island Authority was held on Wednesday, June 27, 2012, beginning at 5:47 p.m. Members in attendance were: Chairman Dave Pavlock, Dr. Thomas Campanella, Mr. Vernon Prather, Ms. Tammy Bohannon, Mr. Fred Gant and Mr. Guernsey. Mr. Pavlock called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation.

#### 4. CHAIRMAN'S COMMENTS

Item # 1 - Introduction of Candidate for Director of Administration & Leasing.

Mr. Lee gave the background on the candidate, Mr. Russell Skarriff, and stated there was a 6 month probationary period.

Mr. Prather stated that members needed to work together as a Board, and said he hadn't wanted to fill the Director of Administration position until the Board had fully explored the opportunity to restructure the SRIA. He stressed looking at the long-term outlook and stated we were at a crossroads. He pointed out that the SRIA has 2 pieces of property that are non-income producing, and that the SRIA Administrative offices might need to be re-located.

Ms. Bohannon stated this was a seasoned Board and she didn't want to pass up this opportunity to look at the organizational chart, goals and Mission Statement to make sure they would address future needs.

Mr. Gant stated the Board needed to be a part of planning the future for Pensacola Beach.

Dr. Campanella cautioned the Board not to make too many changes at this time. He said there is no certainty at this point about the future.

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Mr. Lee stated he had been contacted by a commercial real estate agent interested in the property on which the SRIA administrative offices are currently located and he would keep the Board advised on the matter.

**Upon motion of Mr. Ed Guernsey seconded by Mr. Vernon Prather, the Board unanimously voted to approve Mr. Russell Skarritt as the new Director for Administration & Leasing. (6-0)**

Item # 2 – Final public hearing and adoption of Budget 2012/2013.

Mr. Gant stated the Board needed to let the BCC know their long term goals and desires for Pensacola Beach. He requested that some type of permanent structure over the Boardwalk Shell be added to the list of unfunded projects.

There was much discussion regarding the last page of the Budget. It was decided to include both pages of unfunded project lists for the final Budget.

SPEAKER:

Jim Cox – presented the final results of the PBA survey. (see attached)

**Upon motion of Dr. Thomas Campanella seconded by Mr. Ed Guernsey, the Board unanimously voted to approve the SRIA 2012/2013 Budget as presented. (6-0)**

Mike Langston (BDI) gave a power point presentation regarding concepts and cost estimates for parking on the Island. (see attached)

Mr. Pavlock congratulated Commissioner Robinson on being elected VP of the Association of Counties.

SPEAKER:

Teresa Preston – Dune Preservation and Restoration Committee – invited staff and Board to attend a Baby Shower for 2 sea turtle nests. July 28, 2012 behind Holiday Inn Express.

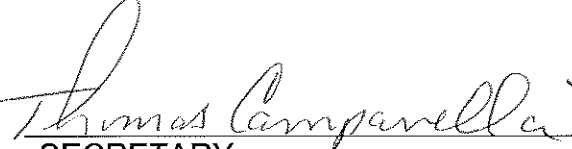
5. ADJOURN


Adjournment:

There being no further business to come before the Board, Chairman Pavlock

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declared the Special Board Meeting of the SRIA Board adjourned at 6:50 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.)

Pensacola Beach Advocates

Master Plan Survey Results

June, 2012

The PBA Master Plan Survey asked Beach leaseholders and county residents to give their input on 26 ideas that were proposed during the 2½ year planning process. A total of 631 people completed the survey. The breakdown is as follows:

Beach leaseholders	357
Full time	210
Part time	152
Business Interest (employee, owner)	89
Escambia and Santa Rosa County	
Residents	212
Other	46

(Above totals to more than 631 as some respondents checked more than one category.)

Respondents were asked to rank each item in one of five categories: High priority, Mid priority, Low priority, Not necessary/I do not support, or No opinion/I don't know. The following chart summarizes the percent of respondents that answered "High" or "Mid" priority, indicating a significant level of support for that item.

Pensacola Beach Advocates  
 Master Plan Survey results  
 Total of 631 Responses  
 June, 2012

Percent Responding:  
 "High" or "Mid" Priority

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 All      Lease-      Business      Local  
           Holders                Visitors

Proposed Projects

CORE AREA IMPROVEMENTS

	All	Lease- Holders	Business	Local Visitors
1 Build a boardwalk along Quietwater Sound	40%	43%	51%	35%
2 Build a boardwalk along the Gulf front	24%	23%	29%	22%
3 Improve the signalized intersection - better stacking room for cars, better turn lanes, better pedestrian signals, better signage	65%	69%	69%	64%
4 Add a parking garage	51%	46%	60%	58%
5 Build a pedestrian overpass	37%	36%	39%	37%
6 Improve the lighting in the Casino Beach lot	34%	27%	41%	39%
7 Expand the availability and use of free trolleys	75%	72%	76%	78%
8 Develop a ferry system connecting Pensacola Beach to downtown Pensacola and Ft. Pickens	50%	46%	48%	59%
9 Add landscaping only where it would not reduce the number of parking spaces	53%	59%	48%	43%
10 Move the SRIA offices - use the land for development	65%	66%	76%	65%
11 Move the sheriff substation - use the land for development	50%	51%	59%	48%
12 Install electric "smart signage" that would tell motorists the availability of parking in the various lots	51%	49%	56%	53%
13 Make the Quietwater parking lot a pay parking lot, with free parking tokens given to customers of Boardwalk merchants. This will encourage employees to park elsewhere and open more spaces to the public	29%	33%	27%	27%

Pensacola Beach Advocates  
 Master Plan Survey results  
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Percent Responding  
 "High" or "Mid" Priority

All	Lease- Holders	Business	Local Visitors
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**NORTH GATEWAY IMPROVEMENTS**

14 Enhance the appearance of the toll booth facility	22%	23%	22%	18%
15 Add landscaping to hide the water towers	13%	15%	16%	11%
16 Add a side road to the east of Pensacola Beach Blvd. to provide better access for vehicles and trolleys to the fishing pier and the Grand Marlin	44%	43%	43%	43%
17 Add a large "iconic art element to visually greet visitors, and repeat the theme elsewhere	16%	16%	16%	14%

**VIA DE LUNA AND FT. PICKENS RD. IMPROVEMENTS**

18 Enhance the east entryway (east of Portofino) with improved signage and iconic art	11%	11%	17%	9%
19 Add traffic calming circles east and west of Portofino to slow traffic before it gets to this area of high pedestrian activity	19%	18%	22%	21%
20 Improve pedestrian crosswalks - better signage, more visual warnings	73%	77%	80%	67%
21 Add a left turn lane eastbound for turning into the Via DeLuna Shopping Center	71%	67%	73%	75%
22 Build a "Beach to Bay" park on county land between Avenida 13 and Avenida 14	36%	33%	40%	38%
23 Build a crushed stone parking lot between Avenida 13 and Avenida 14	44%	40%	56%	51%
24 Put the Via De Luna utilities underground	65%	71%	63%	51%
25 Add a left turn lane at Margaritaville	50%	52%	50%	47%
26 Add a roundabout at Ft. Pickens entrance	54%	49%	51%	60%

### 3) Other comments about the core area

1. What happened to a Sabine walk-way connecting businesses and condos along Little Sabine Bay?
2. Improve signaling for pedestrian crosswalk. Install a button for pedestrians to push that would turn on a solar powered light so cars could see that people want to cross.
3. "Development" on SRIA & sheriffs properties should be to provide additional parking with a 2-3 story garage where people pay and get tokens from area businesses and retail space on exterior of 1st level. If you have a ferry system, you need to have a layout where people can easily get from point A to point B once on the island, make it easy way to walk, take trolleys, pedicabs & bike rentals (or free bike borrowing system...honor system).
4. Quietwater Parking: Merchants need to MAKE (not just request) their employees park elsewhere so they can have more business. Convince the merchants to help you help THEM!
5. Critical mass on most weekends. Emphasis appears on commercial development and hi-rises.
6. We need to first establish a budget and then devise a plan with options on the highest and best use of this budget. The above survey would be practical in establishing priorities with respect to the budget amount. Don't need anymore plans that will not get funded. We need accountability of the Tax Windfall the County received and the new annual Taxes the County is receiving and how these dollars fit into an already balanced budget. If not careful these extra Taxes will be spent without representation.
7. Even if a parking garage is a bit unsightly, it still would serve a great number of people and a lot of the existing problems would disappear
8. I wish something could be done to the main Casino Beach parking lot as i always think it looks terrible....like a big blob of concrete that really is not attractive. I love the added grass and trees they did by the Casino beach stage. How about a long rectangular green space running North to South straight through the beach ball as a central lawn for events, art shows, wine tastings, etc. Would look great but you would probably be more worried about losing parking spaces.
9. Pedestrian traffic must be given the FIRST priority. That was the beauty of the traffic overpass plan. While a pedestrian overpass sounds like a solution, I don't think people will go out of their way to walk to the ramp entrance, when it is easier to just cross the street from where they are. One way to encourage use would be to build a landscaped overhead "park" halfway across where you could advertise the view. There only needs to be a small amount of landscaping in the Casino parking lot. Leave it parking spaces. You only need to check out the parking lot at the Office Depot to see what a mess can be made out of landscaping parking lots. ONE row of palm trees would be fine, not a ton of little palm tree islands. We paid for and got a great professional plan. It would take us way into the future.
10. SAFETY IS FIRST, WITH NO CONTROLLED ACCESS, PEDESTRIANS ARE A MAJOR PROBLEM IN THE CORE. WHETHER THERE IS A WALKWAY, OVERPASS OR TUNNEL SOMETIME HAS TO BE DONE TO LIMIT PEOPLE RUNNING ACROSS THE ROAD AT THE LIGHT AND ALONG THE STREET.

## **5) Other comments about the toll booth area**

1. Get rid of the toll booths and charge for parking on the beach.
2. Increase the lane access to the toll booth at the far right.
3. Believe that toll should be increased to pay for improvements. The annual pass is still very reasonable for locals.
4. Remove the toll it backs up traffic and the intention was for it to be gone already!
5. I think the painted Water Towers are attractive.
6. Automate
7. It is always nice when there is one lane for annual passes only!
8. Eliminate the toll booths and offset the loss of revenue with charging for parking
9. The water towers don't bother me. In fact I like the dolphins that are painted on them as of now.
10. Loved the artistic renderings of the plans before for more of an artistic theme greeting you as you come on the island from the North and also the East



## 7) Other comments about Via de Luna and Ft. Pickens roads

1. Any place where space is available for parking on roadside should be shelled and made available to the public all the way from one end to the other.
2. Love the beach to bay park idea at Avenida 13 and 14.....another parking lot i don't think would be used the way they want with people parking, taking trolleys, etc. Can't imagine the beach home owners there loving that idea too with a new flood of people coming onto the beach at that entry point.
3. It is very difficult to exit left out of the Casino parking lot to go down Fort Pickens Road due to traffic turning into the parking lot. They make fluorescent pedestrian crossing signs that stand vertical in the street. These should be placed at all crossings. A pedestrian crossing needs to be added on Fort Pickens Rd at La Starboard Drive. to the sand crossover. Signage after the toll plaza needs to be placed to emphasize that it is a state law that pedestrians have the right of way. The present placement ON the toll plaza is ineffective, because everyone is trying to find money and drive through the gates. No one sees it.
4. Move the SRIA maintenance and use that land for parking since the authority has changed the original lease terms on the Via De Luna shopping Center.
5. Build a seawall at the end of avenida 23 to prevent flooding in minor storms
6. If Portofino has a problems with getting their people across the street- then let them fix it- Not with taxpayer money..... Let Portofino pay
7. Landscaping would improve appearance on Ft. Perkins road between sidewalk and street
8. We live on Ft. Pickens Road. The only problem areas are in the area of Peg Leg Pete's, Tom Thumb, etc. Too many turning movements allowed in one small area. Also problem of people having to back out on to roadway from "parking spaces" for Peg Legs on southside of roadway.
9. See previous comment regarding pedestrian cross walk signage. I don't think a parking lot between Avenida 13 and 14 would be used. It's too far from the core and surfers have specific spots that they go.
10. Install push buttons at cross walks for pedestrian to push that would turn on a solar powered blinking light to indicate someone is waiting to cross

**8) Additional comments or suggestions for beach improvements, funding ideas, recreational needs.**

1. Increase the toll and make it easy for locals to get an annual pass so they won't feel the impact of the toll. Get Escambia to utilize a portion of the bed tax toward improvements. Use a large chunk of BP money on improvements.
2. Put public fishing piers at the ends of the public right of ways to the sound.
3. I firmly believe that a parking garage is NOT needed. Yes we have occasional parking on high-volume days - but the other 80% of days we have sufficient parking.
4. Solve the lease/tax debunckle
5. Keep the cross over idea to keep traffic flowing better
6. Why does only the casino beach area get the sand sifted when we all pay the same lease fee's. I can see not doing the whole beach daily, but I don't think it is fair that those of us that pay the lease fee's don't get to see any of the results of those fee's. The public get the cleaned beaches and they don't pay a cent!
7. Maybe a building foundation should be started to build the professional development plan in the future.
8. The landscaping put in after the road was 4 laned is a joke. Irrigation was put out but it doesn't appear the palms had bubblers or were fertilized. Any landscaping that is undertaken needs to be supported and maintained, if not don't bother.
9. Increased availability of trolleys and ferry, especially during periods of high-traffic time, would relieve the stress created by the heavy traffic.
10. Need to put a cement barrier on the bridge (both sides) to protect the bikers or walkers from moving traffic. New bridge in Bay St Louis miss was rebuilt after Katrina and made it bike and people friendly to connect Bay St. Louis, Waveland to Pass Christian.

# Infrastructure Needs Plan

## Maintenance Projects

1. Renourish Quietwater Beach	\$ 1,100,000
2. Street Resurfacing	Funded with Road Bond:
3. Public Parking Resurfacing	\$ 140,000
4. Dune Walkover (Elevate Existing)	\$ 200,000
5. Storm Drainage	\$ 50,000
6. Recreation Park Improvements	\$ 100,000
7. Quietwater Public Restroom	\$ 50,000
8. Sabine Channel Dredging	\$ 100,000
9. Sidewalks	\$ 120,000
10. Water Tower Maintenance <i>(Move to Regular Budget 2014)</i>	\$ 10,000
11. Sand Dune Fencing	\$ 5,000

## Construction Projects:

1. Improve Lighting in Casino Beach Parking Lot	\$ 600,000
2. Build Boardwalk Along Quietwater North Shore	\$ 1,200,000
3. Move SRIA Offices	\$ 2,000,000
4. Put Via De Luna Utilities Underground	\$ 1,500,000
5. Parking Garage	\$ 10,000,000

## Unfunded Infrastructure Projects

Electronic Reader Board- East End
Ft. Pickens Public Safety Facility
Lightning Detection/ Warning System
Nature Trails
Picnic Shelters
Street Openings

## Board Approved Prioritized List: (February 8, 2012)

1. Core Area/ Bridge	\$
2. North Entry Gateway- Toll Plaza	\$
3. North/ South Access Road to the Bob Sikes Fishing Bridge	\$
4. Boardwalk	\$
5. East/ West Streetscape	\$
6. East Entry Gateway	\$

## County Road Project Needs:

1. Improve the Signalized Intersection: (better stacking room for cars, better turn lanes, better pedestrian signals, better signage)	\$
2. Improve Pedestrian Crosswalks (signage, more visual warnings)	\$
3. Add a Left Turn Lane at Margaritavilla	\$
4. Add a Left Turn Lane Eastbound for turning into the Via DeLuna Shopping Center	\$