

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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5:00 P.M.

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday March 14, 2012, beginning at 5:10 p.m. Members in attendance were: Mr. Ed Guernsey, Mr. Vernon Prather, Dr. Thomas Campanella, and Mr. Dave Pavlock, Chairman. Ms. Tammy Bohannon and Mr. Fred Gant were absent. Chairman Pavlock led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – (2/8/2012))

Upon motion of Mr. Ed Guernsey seconded by Mr. Vernon Prather, the Board approved the minutes of the Regular Board as presented. (2/8/2012). (4-0)

5. CHANGES OR ADDITIONS TO AGENDA

Chairman Pavlock moved Item # B-4 (Observation Wheel) from the consent agenda to the regular agenda for further discussion.

6. ADOPTION OF AGENDA

Upon motion of Mr. Vernon Prather seconded by Dr. Thomas Campanella, the Board unanimously recommended adoption of the agenda as amended. (4-0)

7. CHAIRMAN'S COMMENTS

Chairman Pavlock gave the yearly review of Executive Director Buck Lee. Mr. Lee received an excellent report.

Mr. Lee read Resolution 2012-1, opposing the use of a toll facility to fund a Pensacola Bay Bridge replacement.

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Upon motion of Mr. Vernon Prather seconded by Dr. Thomas Campanella, the Board unanimously approved adopting Resolution 2012-1, opposing the use of a toll facility to fund a Pensacola Bay Bridge replacement. (4-0)

Chairman Pavlock stated that the Master Plan is a non-issue, but there are other portions of the plan that may need to be pursued in the future.

Chairman Pavlock stated that the Pensacola Beach Chamber was having a meeting to discuss increasing ridership and knowledge of the trolleys, on Tuesday, 3/20/2012 at 4:00 p.m. at the SRIA meeting room.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Maureen LaMar submitted her monthly report for review.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (2/8/2012) MS. TAMMY BOHANNON, CHAIRWOMAN, MR. FRED GANT AND MR. ED GUERNSEY, MEMBERS

Item # 1 – Discussion on the removal of dune walkovers. (Staff report by Paolo Ghio)

The item was for discussion only.

Item # 2 –Mr. Rob Babcock, Premier Management Group on behalf of Gary Work Trustee of the Pensacola Beach Land Trust d/b/a Portofino Resort – 10 Portofino Drive – Request to construct a twelve (12) jet ski lift on the existing 185' x 6' terminal dock (Soundside) on leasehold property. (Staff report by Paolo Ghio)

The Committee unanimously approves staff's recommendation.

Item # 3 - Mr. J.B. Schluter , IL of Pensacola Beach d/b/a Pensacola Beach Marina - 655 Pensacola Beach Boulevard – Request approval of new paint color selection for exterior of above mentioned commercial building.(Staff report by Paolo Ghio)

The Committee unanimously approves staff's recommendation.

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Item # 4 - Mr. J.B. Schluter , IL of Pensacola Beach d/b/a Pensacola Beach Marina - 655 Pensacola Beach Boulevard – Request approval to repaint and modify existing freestanding sign and attached signage on leasehold commercial property.(Staff report by Paolo Ghio)

The Committee unanimously approves staff's recommendation.

Item # 5 - Mr. J.B. Schluter , IL of Pensacola Beach d/b/a Pensacola Beach Marina - 655 Pensacola Beach Boulevard – Request approval of five (5) 5' x 15' attached merchandise posters on the east side and south sides of the above mentioned commercial building.(Staff report by Paolo Ghio)

The Committee unanimously approves staff's recommendation, subject to a one (1) year review.

Item # 6 - Mr. Jim Wiseman – on behalf of Little Sabine, Inc., d/b/a Landshark Landing Pavilion/Bar – 165 Fort Pickens (Gulf side) – Request approval for two (2) freestanding signs at the entrance of leasehold property. (Staff report by Paolo Ghio)

The Committee unanimously approves staff's recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, (2/8/2012) MR. ED GUERNSEY, CHAIRMAN, MR. VERNON PRATHER AND MR. DAVE PAVLOCK, MEMBERS

Item # 1 – J.B.Schluter d/b/a IL of Pensacola Beach – 655 Pensacola Beach Boulevard – Request to sublease to Ms. Becky Harger, Water Warrior - to operate stand-up paddle instruction from existing leasehold. (Staff report by Jayne Bell)

The Committee unanimously approves staff's recommendation.

Item # 2 Noel Faddis, Realty Marts International, Inc. – 1591 Via de Luna – request for consideration to purchase 10' x 138' public parcel of land on the Western line of existing leasehold property. (Staff report by Paolo Ghio)

The Committee unanimously approves staff's recommendation.

Item # 3 – Monthly update from Tammy Bohannon regarding the progress of the Core Area Development Plan, as part of the Master Plan.

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Ms. Bohannon had no report at this time.

C. ADMINISTRATIVE COMMITTEE, (2/8/2012) 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.

Item # 2 – Discussion regarding the possible allocation of specified funds to a separate banking institution.

The Committee unanimously approves staff's recommendation.

Item # 3 – Report on 2012 Trolley Schedule.

This item was for discussion only, no action taken.

Upon motion of Dr. Thomas Campanella seconded by Mr. Vernon Prather, the Board unanimously recommended approval of the Consent Agenda as amended. (4-0)

REGULAR AGENDA

10. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE, (2-22-2012), MR. ED GUERNSEY,
CHAIRMAN, MR. VERNON PRATHER AND MR. DAVE PAVLOCK, MEMBERS

Item # 1 - Kevin Hayes, as representative of Sandpiper Gulf Aire Inn, Inc., Paradise Inn, & Paradise Bar & Grille – 21 Via de Luna – Request to sublease to Mr. Ashley Curd and Mr. Nicholas Sexton, Gulf Coast Pedicabs, LLC – to operate a pedicab service on Pensacola Beach. (referred from 2-22-2012 Committee Meeting)(Staff report by Bob West)

Mr. Lee gave the background for this item. He stated that Escambia County has concerns regarding the use of pedicabs on Pensacola Beach.

Mr. Guernsey stated that this item definitely has its challenges.

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Mr. Guernsey made a motion to send the proposal back to Escambia County for further review, Mr. Prather seconded the motion for discussion.

Mr. Prather stated he would be inclined not to support approval at this time, and then amended the motion to state that the proposal should be sent back to Escambia County, but with an addition that the SRIA Board has an unfavorable response to this proposed business.

Dr. Campanella stated that bicycles have a right to be on the roadways, and didn't understand how the Board could refuse this request.

Mr. Prather was adamant that if the issue was sent back to Escambia County with no comment attached, there would be no way of them knowing the Board wasn't in favor of this proposed business.

Mr. Guernsey stated he liked the idea of the pedicabs, but has safety concerns.

Mr. Pavlock stated he had spoken with Escambia County Administrator Larry Newsom and Mr. Newsome had explained he was not comfortable with the proposed business.

Mr. Lee read an email sent by County Administrator Larry Newsom stating "at this time, Escambia County will not allow any and all Pedicabs on Pensacola Beach, until they have all the information to review for consideration in Traffic and County Attorney's Office."

SPEAKER:

Nicholas Sexton (Gulf Coast Pedicabs)

Brenda Sexton - spoke in favor of the Pedicab business

Mr. Sexton explained that he and his partner had already turned in their proposal packet to Escambia County for review, and that the width of the pedicabs would fit on the bike paths located on Pensacola Beach.

Mr. Prather suggested tabling this discussion until Escambia County returns comments.

Mr. Guernsey withdrew the motion.

Upon motion of Dr. Thomas Campanella seconded by Mr. Vernon Prather, the Board unanimously approved holding this proposal in Committee, until which time Escambia County has reviewed and given a reponse. (4-0)

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11. OLD BUSINESS

Item # 1 was moved from Consent Agenda for further discussion per Chairman Pavlock.

Item # 1 – Rich Chism, representative from Azure Development d/b/a Soundside Centre – 5 Via de Luna – Request to sublease to Expo 60 Venture, LLC – to operate an Observation Wheel, with limited retail, photos and food/beverage concessions. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on this item and stated that the Escambia County Development Review Committee had agreed to do all they could to facilitate a speedy review of this item. Mr. Lee is in favor of this project and pointed out that the developers have committed to advertise in our drive area. He stated that the developers of the project had met with turtle environmentalists to discuss lighting concerns.

SPEAKER:

Dan Brown (Gulf Islands National Seashore) – He stated that he had concerns the light will discourage the turtles from nesting and that the hatchlings will head towards the light. He encouraged the developers to contact the Fish and Wildlife Service for further information.

J.J. Waters (Turtle Environmentalist) – She stated that she had concerns regarding the lighting of the Observation Wheel and the negative impact it could have on nesting and hatchlings, but felt that the developers made some positive concessions in their meeting. She stated the developers had agreed to turn off their stadium lighting at 10:00 p.m. during the nesting season. (July 1- October 31)

Todd Schneider (Expo 60 Venture, LLC) – stated he enjoyed working with the turtle environmentalists.

Mr. Prather stated he was impressed with the lighting plan that is being developed.

Upon motion of Mr. Vernon Prather seconded by Mr. Ed Guernsey, the Board unanimously approved the request by Rich Chism, representative from Azure Development d/b/a Soundside Centre – 5 Via de Luna – to sublease to Expo 60

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Venture, LLC – to operate an Observation Wheel, with limited retail, photos and food/beverage concessions, meeting all applicable codes and regulations, subject to Escambia County DRC approval and permit issuance, subject to a one (1) year update. (2013) (4-0)

Chairman Pavlock introduced Charles Gheen with the Santa Rosa Island Triathlon (SRITRI). Mr. Gheen thanked the SRIA and the Gulf Island National Seashore for their continued support. He presented Mr. Pavlock with two (2) checks for \$1,000.00 each, donated by the SRITRI to benefit the Junior Lifeguard Program, as well as a SRITRI medal.

Item # 2 - Discussion regarding tiki trolley stops. (Staff report by Executive Director Buck Lee)

Mr. Lee stated he had met with Tammy Bohannon and Commissioner Robinson regarding the use of the LOST funds for building 25 tiki trolley stops. He said the low bidder for the tiki stops was \$95,000.00. He stated staff recommended approval of the request as follows:

Bid =	\$95,000.00	
LOST funds =	\$60,000.00	
	+	
Trolley Budget =	\$40,000.00	(still leaves \$185,000 in Trolley Budget)

The total of the \$60,000.00 LOST funds, plus using \$40,000.00 from the Trolley Budget will pay for the tiki trolley stops and leave \$5,000.00 for advertising/marketing.

Upon motion of Mr. Ed Guernsey seconded by Dr. Thomas Campanella the Board unanimously approved the use of \$60,000.00 (LOST funds), taking \$40,000.00 from the approved Trolley Budget to build 25 Tiki Trolley stops and using the remaining \$5,000.00 for advertising/marketing purposes. (4-0)

Item # 3 – Scott Mitchell, Five Flags Tourism Group (FFTG) – request for approval of the Public Facilities Use Agreement for 2012 Deluna Fest. (September 21-23, 2012)(referred from 2-22-2012) (Staff report by Executive Director Buck Lee)

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Mr. Lee gave background on this item, and stated that he and Mr. Stebbins had worked with FFTG to reach this final agreement.

Mr. Lee stated that FFTG had asked to put out a card table to advertise (not sell any merchandise or tickets) Deluna Fest 2012 at the Bands on the Beach, Blue Angels, and 4th of July events. FFTG has also agreed to advertise Bands on the Beach on their Facebook page.

Upon motion of Mr. Vernon Prather seconded by Dr. Thomas Campanella, the Board unanimously approved the 2012 Public Facilities Use Agreement with Five Flags Tourism Group. (4-0)

12. NEW BUSINESS

Item # 1 – Jeff Townsend, as representative of Hampton Inn (H & S Development) – 2 ½ Via de Luna – request to transfer current mortgage. (Staff report by Executive Director Buck Lee)

Mr. Lee gave the background on this item and stated staff recommended approval.

Mr. Stebbins said it met all the legal criteria necessary for the transfer.

Upon motion of Mr. Vernon Prather seconded by Mr. Ed Guernsey, the Board unanimously approved the transfer of the mortgage for H & Development to Ladder Capital Finance, LLC. (4-0)

13. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee submitted his monthly report for the review of the Board. He explained that Robert Rinke was requesting the Board to continue to provide electricity to the lights at the Portofino Boardwalk, and also was asking for permission to put in 10 more, at his own expense.

Upon motion of Mr. Vernon Prather seconded by Dr. Thomas Campanella, the Board unanimously approved the request by Robert Rinke (Portofino Boardwalk) to continue to provide electricity to Portofino Boardwalk and to add 10 more lights, at his own expense; review period to be discussed at the March 28, 2012 Committee Meeting.(4-0)

B. ATTORNEY'S REPORT

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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.

Mr. Prather encouraged the SRIA Board to pursue improvements in the future to help separate pedestrians and vehicles.

14. VISITORS FORUM

SPEAKER:

Teresa Preston – would like to see other options pursued regarding dune walkovers, rather than spend \$25,000.00 each on raising them.

Mr. Lee explained that it would only cost \$10,000-\$12,000 per walkover to raise them.

Mr. Prather would like for staff to study and prioritize which walkovers need the most attention.

Lila Cox - Thinks putting a left turn arrow into Quietwater Boardwalk would be an easy fix for the traffic issues in the core area.

Mr. Langston said the last traffic count of that intersection showed it didn't warrant a turn arrow at this time.

15. BOARD MEMBERS FORUM

Mr. Guernsey stated he has a tax/lease fee meeting scheduled for March 28, 2012. 3:00 p.m. in the SRIA Boardroom.

Mr. Guernsey stated the Board needs to work on SRIA employee retention. He said the Board should take steps to give employees a level of certainty about their future. He suggested either a severance package (% of their current salary) or an assurance, signed off by Escambia County, that jobs would be protected for "some" length of time, if something happened to the SRIA.

Mr. Guernsey stressed his aggravation regarding the Core Development project. He is frustrated with himself and the Board for not having challenged the

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naysayers.

Mr. Prather stated it was a difficult process, but that the Board sent their recommendation to Escambia County, and that it should proceed to the 30% review mark.

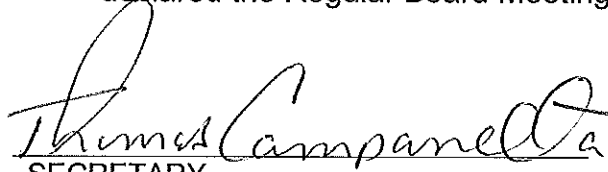
Dr. Campanella requested the donation of \$250.00 for the SRIA to sponsor a corporate track marker at the Pensacola Beach School Relay for Life event. He would also like to allow a small number of participant motorhomes be allowed to park in Casino Beach parking lot from 6:00 p.m. April 13, 2012 – 12:00 p.m. on April 14, 2012.

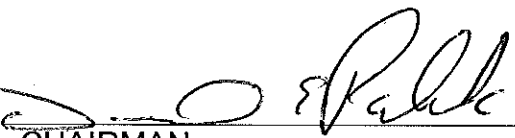
Upon motion of Dr. Thomas Campanella seconded by Mr. Vernon Prather, the Board unanimously approved donating \$250.00 to the Pensacola Beach School for Relay for Life, and to allow up to eight (8) Relay for Life participant motorhomes in Casino Beach parking lot. (4-0)

Mr. Prather addressed the Ethics complaint against 5 of the 6 Board Members. (Dr. Campanella was excluded in the complaint) He stated it was irresponsible and a waste of time.

16. ADJOURN

There being no further business to come before the Board, Chairman Pavlock declared the Regular Board Meeting of the SRIA Board adjourned at 6:34 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.)

RESOLUTION NUMBER 2012 - 1

A RESOLUTION OF THE SANTA ROSA ISLAND AUTHORITY, ESCAMBIA COUNTY, FLORIDA OPPOSING THE USE OF TOLL FACILITIES TO FUND THE REPLACEMENT OF THE PENSACOLA BAY BRIDGE; PROVIDING FOR TRANSMITTAL; PROVIDING FOR AN EFFECTIVE DATE.

Whereas, in 1931, the original Thomas A. Johnson bridge was constructed across Pensacola Bay to provide a connection between South Escambia and South Santa Rosa Counties; and

Whereas, this remains the sole connection between South Escambia and South Santa Rosa Counties; and

Whereas, this connection has allowed patterns of commerce and development to occur for over 80 years; and

Whereas, this bridge has operated as a free transit route for the citizens of Escambia and Santa Rosa Counties for over 60 years; and

Whereas, in 1960, the existing Pensacola Bay Bridge was constructed with a 50 year design life span; and

Whereas, in January 2011, the Florida Department of Transportation (FDOT) initiated the Pensacola Bay Bridge Project Development and Environment (PD&E) study for the replacement of the Pensacola Bay Bridge; and

Whereas, the FDOT has proposed the use of alternate revenue sources to fund anticipated construction shortfalls; and

Whereas, the FDOT has proposed use of toll facilities to fund a portion of the Pensacola Bay Bridge replacement project.

NOW, THEREFORE BE IT RESOLVED BY THE SANTA ROSA ISLAND AUTHORITY BOARD:

- 1) That the SRIA Board finds the above recitals to be true and correct and incorporated herein by reference.
- 2) That the SRIA Board hereby opposes the use of toll facilities to fund the Pensacola Bay Bridge replacement project and requests the FDOT consider alternative funding sources.
- 3) That this Resolution shall take effect immediately upon its adoption by the SRIA Board.

- 4) That a copy of this Resolution shall be forwarded to the Board of County Commissioners, Escambia County, Florida, Governor Rick Scott; Representatives Douglas Vaughn Broxson, Clay Ford, Matt Gaetz, and Clay Ingram; Senators Greg Evers and Don Gaetz; Ananth Prasad, P.E., Secretary of Transportation, FDOT; James T. Barfield, P.E., District Three Secretary, FDOT; Beverly Zimmern, Mayor, City of Gulf Breeze; Ashton J. Hayward, Mayor, City of Pensacola, and Santa Rosa County Commissioners Jim Williamson, Robert A. "Bob" Cole, W.D. "Don" Salter, Jim Melvin and Lane Lynchard.

This Resolution adopted this 14 day of March 2012.

SANTA ROSA ISLAND AUTHORITY

BY: 

Dave Pavlock, Chairman

ATTEST:


Thomas Campanella, Secretary/ Treasurer

PROCLAMATION

WHEREAS, this is the 66th year celebrating the United States Navy Flight Demonstration Squadron known as the "Blue Angels", and

WHEREAS, the Blue Angels are stationed at Sherman Field, NAS Pensacola, making the Blues one of our own, and

WHEREAS, the Blue Angels since their inception have performed for more than 500 million fans, and

WHEREAS, the Blue Angels are part of the heart of our community and bring their spirit of commitment to Escambia County by providing exemplary service to the community through their numerous activities, and

WHEREAS, The Blue Angels are ambassadors for not only the United States Navy and the United States Marine Corps, but also for Escambia County and its surrounding communities, and

WHEREAS, the Blue Angels embody the spirit of the American people and promote patriotism and good will for the United States of America wherever they fly;

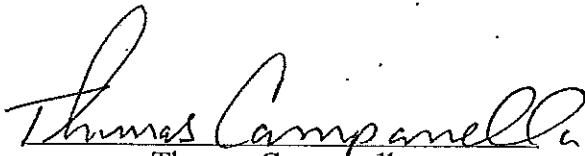
NOW, THEREFORE, BE IT PROCLAIMED BY THE SANTA ROSA ISLAND AUTHORITY that the Blue Angels are commended for their dedication to their country and community through outstanding performance and leadership.

BE IT FURTHER RESOLVED that this resolution be made part of the official records of the Santa Rosa Island Authority and that a copy be presented to the Blue Angels and the media.

Presented this 13th day of July, 2012.



Dave Pavlock
Chairman



Thomas Campanella
Secretary

PROCLAMATION

WHEREAS, the United States Coast Guard has provided support and commitment to the Pensacola Beach Air Show for more than 20 years with their Coast Guard cutter acting as center point, and

WHEREAS, the United States Coast Guard has provided military and maritime services to the people of the United States for over 213 years, and

WHEREAS, the United States Coast Guard's biggest asset is its people who are known as the Guardians of the Heartland, protecting America's Borders and Waterways, and

WHEREAS, the United States Coast Guard motto is *Semper Paratus* – "Always Ready" – to fulfill its goals to protect America's safety, security and economy, and

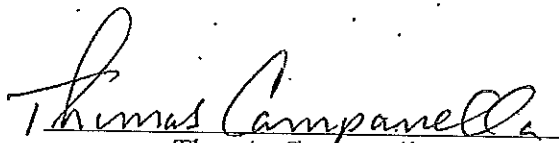
NOW, THEREFORE, BE IT PROCLAIMED BY THE SANTA ROSA ISLAND AUTHORITY that the United States Coast Guard are commended for their dedication and support;

BE IT FURTHER RESOLVED that this resolution be made part of the official records of the Santa Rosa Island Authority and that a copy be presented to the United States Coast Guard and to the media.

Presented this 13th day of July, 2012.



Dave Pavlock
Chairman



Thomas Campanella
Secretary