

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
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
NOVEMBER 28, 2012

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: November 29, 2012

RE: Minutes of November 28, 2012 Architectural & Environmental Committee Meeting

Prior to the Architectural & Environmental Committee Meeting, Chairman Pavlock presented former Board Member, Mr. Vernon Prather, with a plaque, thanking him for 8 years of dedicated service.

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday November 28, 2012. Members present were Ms. Tammy Bohannon, Chairwoman, and Mr. Ed Guernsey. Ms. Janice Gilley and Mr. Fred Gant were absent. Mr. Dave Pavlock was appointed to serve in Mr. Gant's absence. Also present was Board Member, Dr. Thomas Campanella. Chairwoman of the Committee, Ms. Bohannon, called the meeting to order and presented the following items.

Item # 1 - Discussion regarding a proposed dog park for Pensacola Beach. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and offered three options for consideration.

SPEAKERS:

1. Beverly Cambell – Supports the idea of the dog park, but would like to have it on the Soundside, in a contained area.

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2. Karen Sindel – Stated she had proposed both sides of the island, not just one or the other. She asked for the rules to include no leash, except for during turtle and bird nesting season.

Mr. Pavlock stated he supported 1 or 2 areas for the dog parks, unfenced, for a 6 month trial period. He does not think it will be a tourism draw.

There was much discussion.

Dr. Campanella has lots of concerns and asked to table the item until January 2013. He suggested that the condominiums develop a dog park within their own leasehold property. He firmly stated there should be no dog park at Park West.

Mr. Guernsey agrees with no fencing, 1 year trial run, Park East and Park West, with a permit issued by the SRIA, hand washing stations, and proper signage.

Ms. Bohannon suggested all dogs had to wear their tags and let it be a self-enforced area. She does not want to task staff with administering permits. She strongly suggested a dog park at Park West.

Mr. Guernsey suggested special leashes to be used to distinguish permitted owners, to be distributed by the SRIA.

Mr. Pavlock agreed with Mr. Guernsey.

Discussion followed.

Upon amended motion of Mr. Ed Guernsey seconded by Dr. Thomas Campanella, the Committee approved a dog park for a one (1) year trial period, with the following criteria:

- 1. Owner must show proof of license (County tags).**
- 2. Owner must submit note from a licensed veterinarian stating dog is friendly, i.e. not violent or vicious.**
- 3. Owner must obtain a yearly permit from the SRIA (\$50 fee) prior to visiting the dog park.**
- 4. SRIA will provide:**
 - A) Leash to permitted owners for mandatory use.**
 - B) Proper signage, designating hours (Sunrise to 10 a.m., with the exception of certain days TBD, of closure), the specific area (100 yards Gulfside, near Park East), and all rules and regulations.**
 - C) Sanitary Facilities, including doggie waste disposal bags and hand washing stations.**

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(2-1) Ms. Bohannon voted in the negative.

Item # 2 – Mr. Jerry Wright – Sabine Marina Associates – 715 Pensacola Beach Boulevard –Request to remodel existing deck bar to include a takeout sandwich area. (Staff report by Paolo Ghio)

Mr. Ghio gave background and stated staff recommended approval.

Upon motion of Dr. Thomas Campanella seconded by Mr. Ed Guernsey, the Committee unanimously approved staff's recommendation. (3-0)

Item # 3 – Request for approval of proposed amendments to LDC Ordinance, Section 13.12.00 – Piers, Basins and Marinas. (Staff report by Paolo Ghio)

Mr. Ghio gave background and stated staff recommended approval.

Mr. Pavlock and Mr. Guernsey were very supportive of this item.

Upon motion of Mr. Ed Guernsey seconded by Dr. Thomas Campanella, the Committee unanimously approved staff's recommendation. (3-0)

Item # 4 – Request for approval of proposed amendments to the LDC Ordinance, Section 13.01.00 - Administration. (Staff report by Paolo Ghio)(This item was moved from the 10/24/2012 Committee Meeting Agenda.)

Mr. Ghio gave background and stated this was presented at the request of the Board of County Commissioners (BCC) and was intended to accelerate the building time frame for leaseholders.

Dr. Campanella, Mr. Guernsey and Mr. Pavlock agreed that this was a great idea and that the Board shouldn't try to micromanage the SRIA staff. They stated more faith should be placed in the staff and system.

Ms. Bohannon firmly disagreed. She stated mistakes have been made in the past and the more people that look at plans, the better.

Much discussion followed.

SPEAKER:

Vernon Prather – Stated the Board was tasked with overseeing the Beach, and they represented the leaseholders, not the BCC. He was not in support of this item.

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Upon motion of Dr. Thomas Campanella seconded by Mr. Ed Guernsey, the Committee approved staff's recommendation. (2-1) Ms. Bohannon voted in the negative.

Item # 5 – Request for approval of an addendum to the contract with Mr. Jeffrey S. Ward (mitigation grant specialist) (Staff report by Paolo Ghio)

Mr. Ghio gave background and stated staff recommended approval. He explained Mr. Ward's fee was paid for by the FEMA grant, at no cost to the SRIA.

Upon motion of Mr. Ed Guernsey seconded by Dr. Thomas Campanella, the Committee unanimously approved staff's recommendation. (3-0)

Item # 6 – Discussion regarding LOMR (Letter of Map Revision). (Staff report by Paolo Ghio)

Mr. Ghio explained the difference in AE and VE zones on the Island. He stated he had been asked to send a letter of approval changing certain VE zones to AE zones. (which are less restrictive) He asked the Board's wishes regarding placing a call to FEMA asking why the zone was changed. (Was it wrong to begin with, or was it because the condos spent thousands of dollars having an engineer study and recommend the change in order to receive cheaper insurance rates?)

Much discussion followed regarding the consequences of questioning the zone change.

Upon motion of Dr. Thomas Campanella seconded by Mr. Ed Guernsey, the Committee approved Mr. Ghio moving forward with his inquiry to FEMA regarding the zone changes on the Island. (2-1) Ms. Bohannon voted in the negative.

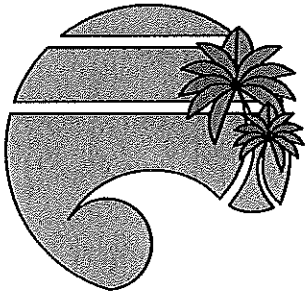
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:jt

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PENSACOLA BEACH

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DEVELOPMENT & LEASING COMMITTEE
NOVEMBER 28, 2012

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Elwyn Guernsey

W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: December 4, 2012

RE: Minutes of November 28, 2012 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, November 28, 2012. Members present were Mr. Ed Guernsey, Chairman, and Mr. Dave Pavlock. Chairman Guernsey appointed Ms. Tammy Bohannon to serve on the Committee in the vacant spot. Also present was Board member Dr. Thomas Campanella. Mr. Fred Gant and Ms. Janice Gilley was absent from the meeting. Chairman of the Committee, Mr. Guernsey, called the meeting to order and presented the following items.

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

Mr. Guernsey discussed an email he had sent SRIA staff asking for some research to be done regarding fees and taxes assessed in other Florida areas, in order to see how Pensacola Beach compares. (See attached) He asked the Board to review and add anything else they would like to see addressed. He stated that Carr, Riggs and Ingram should present their report in December regarding taxes vs. lease fees.

Discussion only, no action taken.

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

Ms. Bohannon had no report at this time. No action taken.

Item # 3 – Club CoCo, LLC d/b/a Tiki Golf – 2 Via de Luna – Request to sublease to Jordan Rogers, Resort Entertainment – to operate a family entertainment center from

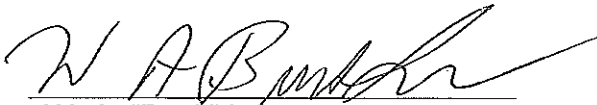
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DEVELOPMENT & LEASING COMMITTEE
NOVEMBER 28, 2012

leasehold property, contingent upon the finalization of the bifurcation documents for Club CoCo, LLC, and H & S Development. (Staff report by Russell Scarritt)

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

Upon motion of Ms. Tammy Bohannon seconded by Mr. Dave Pavlock, the Committee unanimously approved staff's recommendation. (3-0)

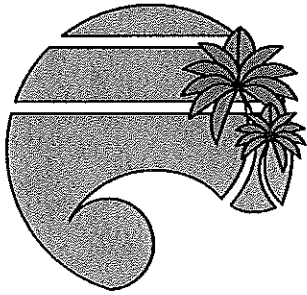
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SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
NOVEMBER 28, 2012

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: December 4, 2012
RE: Minutes of November 28, 2012 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, November 28, 2012. Members present were Dr. Thomas Campanella, Chairman, Mr. Dave Pavlock and Mr. Ed Guernsey. Also present was Board member Ms. Tammy Bohannon. Ms. Janice Gilley and Mr. Fred Gant were absent. Dr. Thomas Campanella, Chairman of the Committee, called the meeting to order and presented the following items.

Item # 1 – Report on Financial Statements and Expenditures. (Staff report by Dottie Ford)

Ms. Ford was absent, Executive Director Buck Lee reviewed the financial report.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)

Item # 2 - Approval of staff and Board Members to attend 2013 Hurricane Conferences. (Staff report by Executive Director Buck Lee)

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

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Committee unanimously approved staff's recommendation. (3-0)

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Item # 3 – Discussion of a Residential Lease Modification Policy for Financing and Refinancing. (Report by Mike Stebbins)(Referred from the 10/24/2012 Special Board Meeting)

Mr. Stebbins gave background on this item and explained this agreement could be used as a template for a policy to help leaseholders get financing through Fanny Mae. He explained it does allow staff to open up the lease, and the agreement of Ground Lessor would only last as long as the financing is ongoing.

Ms. Bohannon stated she is not comfortable with staff entering the lease and questioned why the SRIA would want to hurt the leaseholders.

Mr. Stebbins explained the proposed policy covers all the bases, and the Board does not have to approve all parts of it.

Dr. Campanella suggested the Board go back through the policy and be prepared to ask more questions.

Upon motion of Mr. Ed Guernsey seconded by Mr. Dave Pavlock, the Committee unanimously approved holding this item in Committee and bringing it to the December 12, 2012 Committee Meeting for further discussion. (3-0)

Item # 4 – Request by Debbie Campanella, representative for the Steering Committee, for a \$3,500.00 sponsorship for the Pensacola Beach Relay for Life event. (Staff report by Russell Scarritt)

Board Member Dr. Thomas Campanella recused himself from the vote on this item, and Ms. Tammy Bohannon took his place on the committee for this item.

SPEAKER:

Chuck Randall – he presented a power point presentation (See attached) and explained to the Board that their sponsorship would get the SRIA's name on the back of the Pensacola Beach's Relay for Life t-shirts for the event, and the SRIA would be invited to the event party.

Upon motion of Mr. Ed Guernsey seconded by Mr. Dave Pavock, the Committee unanimously approves a \$3,500.00 sponsorship for the Pensacola Beach Relay for Life Event, as well as giving participating SRIA staff members the Friday afternoon of the event off. (April 12, 2013) (3-0)

Mr. Pavlock stated the SRIA has received multiple requests for donations/sponsorships, and the Board should consider setting some parameters. He suggested requesters turn

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in a proposal as to why this donation/sponsorship would benefit Pensacola Beach or the Beach businesses. This item will be added to the December 12, 2012 Committee Meeting Agenda.

Item # 5 – Review of the proposals for temporary services for the Public Works Department. (Report by Thomas Campanella)

Dr. Campanella explained 4 RFP's were picked up and only one proposal was turned in, by Landrum and one letter of no-bid by Accustaff. He read the minutes from the Selection Review Committee meeting, which was held on November 27, 2012.

Many Board Members asked questions of Ms. Sandra Smith (Landrum) regarding permanently hiring temporary employees and vacation and sick leave pay.

Mr. Guernsey disclosed the Landrums had been clients of his for years and his firm had also used their staffing services in the past. He asked if he needed to recuse himself.

Mr. Stebbins stated the disclosure was sufficient, since he didn't stand to benefit from the use of Landrum personally.

Mr. Guernsey stated he was offended by Accustaff's letter of no bid and firmly said he would not use them now.

Ms. Bohannon stated Accustaff did a good job and doesn't agree that the proposal from Landrum should be accepted. She does not agree with their rates quoted.

Mr. Pavlock pointed out that the Board has only one bid to consider. He stated Accustaff clearly didn't want the business, since they didn't bid.

Ms. Bohannon stated the SRIA would still be under contract with Accustaff if we hadn't done the RFP. She also stated she has no relationship with Accustaff.

SPEAKER:

Vernon Prather – Stated there was no back up posted and he did not think the Board could take action tonight, due to the fact that the public hadn't even seen the bid. He stated the Board needed to serve the citizens.

Mr. Stebbins stated the public could have requested the information, and the Board did have the information, so they could move forward if they chose to.

Dr. Campanella stated one option was to advertise the RFP again, and risk offending Landrum, the only bid the SRIA received. He said Accustaff could have bid if they

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wanted to, and using Landrum seemed like a no-brainer to him. He said Landrum offered many valuable services.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Committee unanimously approved bringing this item before the full Board on December 12, 2012 for further discussion at the Regular Board Meeting. (3-0)

Item # 6 – Discussion regarding the SRIA organizational chart. (Report by Tammy Bohannon)

Ms. Bohannon stated perhaps the commercial and residential leaseholders should be added to the top of the organizational chart.

Mr. Pavlock disagreed and stated directly above the SRIA Board is the Board of County Commissioners (BCC), and members serve at the BCC's pleasure.

M. Bohannon stated the SRIA used to have a strong Board that didn't look to the County for answers.

Much discussion followed.

Dr. Campanella stated it is not the Board's duty to micro-manage the SRIA, it's to support them. He said the Board still answers to their Commissioners.

Mr. Pavlock suggested further discussion on this item in March, once our new Board Member has become accustomed to everything.

Discussion only, no action taken.

Item # 7 – Discussion regarding having photographs taken of the Board Members to be framed and placed in the Administration building lobby. (Report by Tammy Bohannon)

Ms. Bohannon suggested each Board Member provide an 8 X 10 photo of themselves to be framed and hung at the SRIA.

Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Committee unanimously approved the placement of an 8 x 10 photo (to be supplied by each Board Member) in the lobby of the SRIA Administration Building (frames provided by the SRIA). (3-0)

Item # 8 – Request approval of the 2013 SRIA Meeting Calendar. (Staff report by Russell Scarritt)

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

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Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Committee unanimously approved staff's recommendation. (3-0)

SPEAKER:

Vernon Prather – addressed some concerns he had regarding the agenda and back-up. He encouraged the Board to rededicate itself to public service and hold themselves accountable.

Mr. Pavlock introduced Ms. Nicole Stacey, the new head of the VIC.

There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:jt

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