

PENSACOLA BEACH

SANTA ROSA ISLAND AUTHORITY

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PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
SEPTEMBER 14, 2011

Board Members:

Elwyn Guernsey
Chairman

Dave Pavlock
Vice-Chairman

Vernon Prather
Secretary/Treasurer

Thomas Campanella
Acting Secretary/Treasurer

Fred Gant
Tammy Bohannon

W. A. "Buck" Lee
Executive Director

SUNSHINE LAW WORKSHOP IMMEDIATELY FOLLOWING

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday September 14, 2011, beginning at 5:04 p.m. Members in attendance were: Chairman Ed Guernsey, Mr. Fred Gant, Ms. Tammy Bohannon and Mr. Vernon Prather. Dr. Thomas Campanella entered the meeting at 5:09 p.m. Mr. Dave Pavlock was absent. Mr. Guernsey, Chairman, called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – (8/10/2011))

Upon motion of Mr. Vernon Prather seconded by Mr. Fred Gant, the Board unanimously approved the minutes of the Regular Board Meeting (8/10/2011). (4-0)

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

Upon motion of Mr. Vernon Prather seconded by Mr. Fred Gant, the Board unanimously recommended adoption of the Agenda. (4-0)(Ms. Bohannon recused herself from voting on Consent Agenda Item B-1.)

7. CHAIRMANS COMMENTS

Mr. Guernsey had no comments at this time.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Maureen Lamar submitted her report for review.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ADMINISTRATIVE COMMITTEE, (8-24-2011), DR. THOMAS CAMPANELLA, CHAIRMAN, MR. ED GUERNSEY AND MR. VERNON PRATHER, 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.

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (8-24-2011) MR. VERNON PRATHER, CHAIRMAN, MR. DAVE PAVLOCK AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 - Ms. Tammy Bohannon d/b/a Beach Laundry, LLC - 37 Via De Luna – Request to paint commercial building.(Referred from the July 27, 2011 Committee meeting) (Staff report by Paolo Ghio)

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

Item # 2 – Mr. Mark Nicholas – Gulf Islands National Seashore – National Park Service – Report on the 2010 Turtle Nesting Season.

No action taken.

Item # 3 – Mr. Jerry Wright – Sabine Marina Associates – 715 Pensacola Beach Blvd. – Request to construct a 10' covered deck addition to the streetside of the existing building with a new access deck and stairs on the south side and north sides. (Staff report by Paolo Ghio)

The Committee unanimously approves staff's recommendation.

Item # 4 – Joel & Beverly Campbell – 233 Sabine Drive, Lot 74, Block "B", Villa Sabine – adjacent to Santa Rosa Sound – Request to construct a 4' x 138' dock with an 8' x 12' terminal platform, with a wraparound catwalk on the west side which includes an uncovered four piling cradle boat lift, and one catwalk (2' x 12') on the east side for boat access. (Staff report by Paolo Ghio)

The Committee unanimously approves staff's recommendation.

Item # 5 – Casa Pileta, LLC – 813 Ariola Drive – Lots 14 & 15, Block 10, Villa Segunda – Request to construct a new conforming pile supported residential structure with an attached elevated swimming pool and decking. (Staff report by Paolo Ghio)

The Committee unanimously approves staff's recommendation.

Item # 6 – Discussion regarding pedestrian crossings on Ft. Pickens Road. (Staff report by Paolo Ghio)

The Committee unanimously approves holding this in Committee to allow Mr. Ghio time to meet with Escambia County Engineers to work out a possible interim solution to the crosswalk issue.

C. DEVELOPMENT & LEASING COMMITTEE, (8-24-2011) MR. DAVE PAVLOCK, CHAIRMAN, MR. VERNON PRATHER AND MR. ED GUERNSEY, MEMBERS

Item # 1- Discussion regarding the Mobile Vendor License Agreement for Park East and West. (Staff report by Jayne Bell)

The Committee unanimously approves renewal of the current Mobile Vendor Licensee, Mr. Hal Harris, d/b/a Beach Buns & Dawgs, LLC for an additional three (3) year term. (December 31, 2011 – December 31, 2014)

D. OPERATIONS COMMITTEE, (8-24-2011) MR. FRED GANT, CHAIRMAN, MR. DAVE PAVLOCK AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 – Selection review for Events Promoter Services RFQ.(Staff report by Jayne Bell)

The Committee unanimously approves holding this item in Committee.

Item # 2 - Discussion regarding Pensacola Beach Gulf Pier annual fishing passes. (Staff report by Paolo Ghio)

The Committee unanimously approves staff's recommendation.

REGULAR AGENDA

10. COMMITTEE REPORTS

A. ADMINISTRATIVE COMMITTEE, (8-24-2011) CHAIRMAN, DR. THOMAS CAMPANELLA, MR. ED GUERNSEY AND MR. VERNON PRATHER, MEMBERS

Item # 1 – Duties and functions of the Steering Committee. (Referred from the August 24, 2011 Committee meeting)(Report by Fred Gant)

Mr. Gant gave a review of the Steering Committee meeting on September 7, 2011.He explained that the Steering Committee wanted to maintain the vision originally presented by Ed Stone and Associates (EDSA), and they recognized there are engineering concerns pointed out by Baskerville Donovan, Inc. (BDI)

Mr. Gant requested that the SRIA Board re-employ EDSA to meet with BDI, in order to reach a reasonable compromise that is closer to the original vision.

Mr. Lee explained that the proposal from EDSA included a day-long working session with BDI to review the Master Plan, and a 2 (two) hour meeting with the Steering Committee the following day. The proposed cost estimate from EDSA is \$18,500.

Mr. Lee directed BDI to ask Escambia County if it was acceptable for them to participate in a meeting of this nature and stated that BDI had estimated \$3000 for their participation.

Mr. Prather suggested a low cost alternative, which is to have BDI meet with the Steering Committee first and see what issues could be resolved before involving EDSA again.

Mr. Prather and Ms. Bohannon both agree there is a tremendous disconnect between the BDI proposal and the EDSA Master Plan.

Mr. Jim Waite (BDI) repeated their intention of meeting with the Steering Committee members on an individual basis. He feels it would be difficult to address all of their issues if they met all together, but stressed that BDI values everyone's opinion. He said it would be helpful for EDSA to provide additional information regarding the technical data for the proposed Master Plan.

Mr. Guernsey directed staff to request this information from EDSA, and encouraged the Steering Committee members to meet individually with BDI, and to keep an open mind.

SPEAKERS:

Marilyn Hess
Jim Cox
Robert Rinke

Mr. Rinke agreed that the funds to hold the meetings between EDSA, BDI, and the Steering Committee, in the amount of approximately \$25,000, could be taken from the Island Beautification Fund. Mr. Stebbins felt an amendment to the 1st Interim Agreement would be needed.

Ms. Dottie Ford pointed out that there is \$13,000 left of the original budget allocation of \$350,000 set aside for BDI's services on this project.

Upon motion of Mr. Vernon Prather seconded by Ms. Tammy Bohannon, the Board unanimously voted to allocate an additional \$12,000 from the

Island Beautification Fund for engineering consulting services, subject to a meeting between BDI and the Steering Committee occurring first, and allowing the Steering Committee members the ability to vote to proceed with a meeting with EDSA, all meetings are contingent upon Escambia County approval. (5-0)

Mr. Gant also expressed the Steering Committee's wish to have the Board evaluate and assess the idea of hiring 2 (two) people to continue the vision of making our Island a destination. He proposed an eco-tourism Director and an Event Coordinator for larger events.

11. OLD BUSINESS

Item # 1 – Discussion regarding the adoption of an SRIA Fee Simple Title Resolution. (Report by Chairman Ed Guernsey)

Mr. Guernsey began the discussion by referring to a handout provided by Mr. Jim Cox, and expressed concerns on how to make it equitable for leaseholders to deal with lease fees and taxes. He said the SRIA staff and Board are vital to the daily operations of Pensacola Beach.

Mr. Guernsey stated that there are many misconceptions regarding the SRIA and their functions.

Mr. Lee said he will encourage the Escambia County Board of County Commissioners (BOCC) that the SRIA needs to stay intact.

Dr. Campanella stated there are a lot of challenges to the taxation issue.

Mr. Prather stated that the Fee Simple Title Resolution presented this evening for review is merely saying we do not oppose fee simple title and we support Escambia County in whatever decision is made regarding this issue.

SPEAKER:

Mr. Jim Cox
Ms. Marilyn Hess

Dr. Campanella suggested moving this discussion to the September 28, 2011 Committee meeting to allow additional discussion on the Fee Simple Title Resolution as presented and to prepare talking points supporting the SRIA as a vital organization for Pensacola Beach for presentation to the BOCC.

Mr. Lee asked Board members to send emails with their ideas for talking points to him, and to copy Ms. Bell and Mr. Stebbins. These will be reviewed at a

Special Board meeting prior to the September 28, 2011 SRIA Committee meeting.

No further action taken.

This item was added per Mr. Guernsey.

Item # 2 – Mr. Thomas M. Bizzell, Trustee, Holiday Holding Trust II and Gulfside Resorts, Inc., d/b/a Holiday Townhouses - 15 Via De Luna and Holiday Holding Trust II d/b/a Tiki House, Inc. 17 Via de Luna (Santa Rosa Sound) – Request approval for Recreational Vehicle Park final construction plans,(Staff report by Paolo Ghio)

Mr. Lee gave background on this item.

SPEAKER:

Jim Reeves

Upon motion of Mr. Vernon Prather seconded by Ms. Tammy Bohannon, the Board unanimously approved the request by Mr. Thomas M. Bizzell, Trustee, Holiday Holding Trust II and Gulfside Resorts, Inc., d/b/a Holiday Townhouses - 15 Via De Luna and Holiday Holding Trust II d/b/a Tiki House, Inc. 17 Via de Luna (Santa Rosa Sound) of the final construction plans, color rendering of the office/club house, and landscaping for the Recreation Vehicle Park at 15 & 17 Via de Luna, subject to meeting all applicable codes and regulations and obtaining a building permit from Escambia County. (5-0)

Item # 3 - Disposition of Property for Public Works Department (Staff report by Jayne Bell) (This item was moved from the Consent Agenda per Mr. Guernsey)

Mr. Lee gave background on this item, explaining that there was an additional item added to the original disposition list.

Upon motion by Vernon Prather seconded by Ms. Tammy Bohannon, the Board unanimously voted to dispose of the property from the Public Works department. (5-0)

12. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee presented his report for the review of the Board. He added that that Commissioner Robinson is going to ask the BOCC to lend the SRIA \$200,000 in order to replace wood on the Boardwalk. The loan, along with the \$100,000 are already budgeted for this project, will allow the SRIA to replace all the wood on the boardwalk.

B. ATTORNEY'S REPORT

Mr. Stebbins submitted his monthly report for the review of the Board, and pointed out that the charges incurred from Five Flags Tourism Group will be reimbursed.

C. ENGINEER'S REPORT

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

13. VISITOR'S FORUM

No one wished to speak at this time.

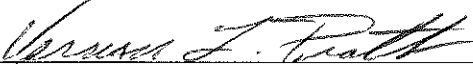
14. BOARD MEMBERS FORUM

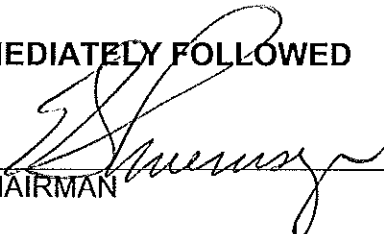
There were no additional comments from the Board.

15. ADJOURN

There being no further business to come before the Board, Chairman Guernsey declared the Regular Board Meeting of the SRIA Board adjourned at 7:05 p.m.

SUNSHINE LAW WORKSHOP IMMEDIATELY FOLLOWED


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.)

ELWYN GUERNSEY, CHAIRMAN
DAVE PAVLOCK, VICE-CHAIRMAN
VERNON PRATHER, SECRETARY
TAMMY BOHANNON, MEMBER
W.A. "BUCK" LEE, EXECUTIVE DIRECTOR