

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JULY 9, 2008

Board Members:
Thomas A. Campanella
Chairman
John L. Peacock, Jr.
Vice-Chairman
Tammy Bohannon
Secretary/Treasurer
Fred Gant
Vernon L. Prather
Elwyn D. Guernsey
W. A. "Buck" Lee
Executive Director

1-3. A regularly scheduled meeting of the Authority was held on Wednesday, July 9, 2008, beginning at 5:08 p.m. Members in attendance were: Dr. Thomas Campanella, Mr. Fred Gant, Mr. Vernon Prather, Ms. Tammy Bohannon and Mr. John Peacock. Mr. Ed Guernsey was absent. Dr. Campanella, 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 (6/11/08),

Upon motion of Mr. John Peacock, seconded by Mr. Fred Gant, the Board unanimously approved the minutes of the Regular Board Meeting (6/11/08). (5-0)

5. CHANGES OR ADDITIONS TO AGENDA

Item B-3 of the Consent Agenda Development & Leasing Committee was moved to the Regular Agenda. Item B-6 of the Consent Agenda Development & Leasing Committee was moved to the Regular Agenda. Item D-2 of the Consent Agenda Administrative Committee was moved to the Regular Agenda.

6. ADOPTION OF AGENDA

Upon motion of Mr. John Peacock, seconded by Mr. Vernon Prather, the adoption of the amended Regular Agenda was unanimous. (5-0)

7. CHAIRMAN'S COMMENTS

The Chairman asked that all comments be limited to three (3) minutes and all cell phones were placed on silent. Several members were under time constraints, so the Chairman asked all participants to be brief.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Sandy Johnston submitted her monthly report for the review of the Board.

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CONSENT AGENDA

9. COMMITTEE REPORTS

A. OPERATIONS COMMITTEE, Mr. Vernon Prather, Chairman

The Committee unanimously recommends approval of the following item:

Item # 1 – Discussion on Public Parking. (Report by Executive Director Buck Lee)

This item was for discussion only.

B. DEVELOPMENT AND LEASING COMMITTEE, (5-21-08) Ms. Tammy Bohannon, Chairman

The Committee unanimously recommends approval of the following items:

Item # 1 – Mr. Charles F. Faddis – Santa Rosa Villas a/k/a Regency Cabanas – 400 ft. West of Block 9 – Request to exercise option to renew lease under third amendment to Lease Agreement dated February 13, 2008. (Staff report by Executive Director Buck Lee)

No action was taken.

Item # 2 – Report on rebuilding time limits for Commercial leaseholders. Referred from the January 9, 2008 Board meeting. (Staff report by Executive Director Buck Lee)

No action was taken.

Item # 3 – Mr. Halford Harris – Request to exercise the option to renew the Mobile Vendor License Agreement for 2009. (Staff report by Executive Director Buck Lee)

This item was moved to the Regular Agenda.

Item # 4 – Mr. Robert Rinke and Mr. Andrew Rothfeder – Levin and Rinke Resort Realty, Inc. – 1 Portofino Drive – Discussion on the Pensacola Beach Beautification Fund, Via de Luna as-built plans from Baskerville Donovan and change to lease agreement. (Staff report by Executive Director Buck Lee)

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The Committee unanimously recommended requesting a written proposal to be presented at the July 23, 2008 Committee Meeting by Mr. Rinke and Mr. Rothfeder outlining their intentions. (3-0)

Item # 5 – Mr. Mike Pinzone – Pensacola Beach Gulf Pier – 41 Fort Pickens Road – Request to sublease to Ms. Joan Clayton – Go Fish – for the operation of a gift and t-shirt shop at the Pensacola Beach Gulf Pier with all applicable fees to apply. (Staff report by Executive Director Buck Lee)

Upon motion of Mr. Vernon Prather, seconded by Mr. Ed Guernsey, the Committee unanimously approved the request to sublease to Ms. Joan Clayton – Go Fish – for the operation of a gift and t-shirt shop at the Pensacola Beach Gulf Pier with all applicable fees to apply. (3-0)

Item # 6 - Discussion on implementing a policy to exempt non-profit charitable organizations from SRIA fees on food and beverage only; if the organization presents a tax exemption form. (Staff report by Executive Director Buck Lee)

This item was moved to the Regular Agenda.

C. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (5-21-08) – Mr. John Peacock, Chairman

The Committee unanimously recommends approval of the following items:

Item # 1 – Theodore and Gail Welsh – 513 Fort Pickens Road – Lot 4, White Sands Cottages – Request to construct an in-ground swimming pool with a fifteen (15) foot encroachment into the twenty (20) foot rear yard setback. (Staff Report by Matt Mooneyham)

The Committee unanimously recommended approval of the request to construct an in-ground swimming pool with a fifteen (15) foot encroachment into the twenty (20) foot rear yard setback. (3-0)

Item # 2 – Tim Norton – 101 Sabine Drive – Lot 1, Block C, Villa Sabine – adjacent to Santa Rosa Sound – Request to erect a portable 8' X 10' storage building and portable port-a-let during the construction of a new single family residential dwelling. (Staff Report by Matt Mooneyham)

The Committee unanimously recommended approval of the request to erect a portable 8' X 10' storage building and portable port-a-let during the

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construction of a new single family residential dwelling subject to removing the portable structures upon notification by the Authority during Hurricane season. (3-0)

Item # 3 - Mr. Baker Clark – Five Flags Inn, Inc. – 299 Fort Pickens Road – Gulf Side – Request for conceptual approval of a Best Western Five Flags Inn on leasehold property. (Staff report by Matt Mooneyham)

The Committee unanimously recommended approval of the request for conceptual approval of a Best Western Five Flags Inn on leasehold property. (3-0)

Item # 4 - Morette Company – contractor for the proposed new Grand Marlin – 400 Pensacola Beach Boulevard – Request to erect a construction trailer on leasehold property during the construction of the new Grand Marlin Marina. (Staff report by Matt Mooneyham)

The Committee unanimously recommended approval of the request to erect a construction trailer on leasehold property during the construction of the new Grand Marlin Marina subject to a \$3000.00 performance bond. (3-0)

Item # 5 – Mr. Mike Pinzone – Pensacola Beach Gulf Pier – 41 Fort Pickens Road – Request to erect a thirty (30) day grand opening banner for Go Fish T-shirt – AEC action only. (Staff report by Matt Mooneyham)

The Committee unanimously recommended approval of the request to erect a thirty (30) day grand opening banner for Go Fish T-shirt – AEC action only. (3-0)

Item # 6 - Mr. Mike Pinzone – Pensacola Beach Gulf Pier – 41 Fort Pickens Road – Request to construct access stairs attached to the public walkover on the east side of the Pensacola Beach Gulf Pier. (Staff report by Matt Mooneyham)

The Committee unanimously recommended approval of the request to construct access stairs attached to the public walkover on the east side of the Pensacola Beach Gulf Pier subject to all applicable codes and regulations being met and all applicable permits obtained prior to construction (i.e. submittal of signed, sealed construction plans, review by the SRIA and permitted by Escambia County with a final inspection by Escambia County and SRIA) and at the cost of the applicant. (3-0)

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D. ADMINISTRATIVE COMMITTEE (5-21-08) – Mr. Elwyn Guernsey,
Chairman

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

The Committee unanimously accepted the Report on Financial Statements and Expenditures. (3-0)

Item # 2 – Proposed patron only parking policy for the Quietwater Boardwalk parking lot. Referred from the June 11, 2008 Regular Board Meeting. (Report by Mike Stebbins)

This item was moved to the Regular Agenda.

REGULAR AGENDA

10. COMMITTEE REPORTS

A. OPERATIONS COMMITTEE (6-25-08) Mr. Vernon Prather, Chairman

Item #1 – Discussion increasing the toll for the Bob Sikes Toll Bridge for the development of the Core Area. (i.e. boardwalk, parking garage (Staff report by Executive Director, Buck Lee)

Mr. Chris Shearman addressed the Board. He briefly explained his proposal to the Board. He clarified that it may not be necessary to increase the toll in the future to make this project work. He would like for Mr. Buck Lee to work with Mr. Scott Holland and Mr. Dave Hemphill on some preliminary drawings for this project. It would cost approximately \$5,000 for conceptual drawings that could be prepared in thirty days.

Mr. Lee asked Mr. Shearman for detailed criteria so he can contact three (3) firms for bids, as he is required to acquire a minimum of three (3) bids for projects that are under \$5,000.

This item was for discussion only.

B. DEVELOPMENT & LEASING COMMITTEE (6-25-08) Ms. Tammy Bohannon, Chairman

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Item #1 – Discussion on fee simple title for property on Pensacola Beach. (Staff report by Executive Director, Buck Lee)

Mr. Lee explained that each conservation easement is unique. The conservation easement can be drafted to SRIA specifications. However, another non-profit must be the guardian of the property to ensure its protection. Mr. Lee suggests the Pensacola Beach Chamber of Commerce.

Mr. Cox addressed the Board. He informed the Board that a case involving another County in Florida has ruled in favor of the residents, stating that the Assessor can not challenge State law. He believes this is good news for Escambia County.

This item was for discussion only.

Item # 2 – Mr. Halford Harris – Request to exercise the option to renew the Mobile Vendor License Agreement for 2009. (Staff report by Executive Director Buck Lee)

Mr. Harris requested a change to his hours of operation which would alter his License agreement. Mr. Stebbins stated that this was okay as long as the Board approved. Ms. Bohannon requested that the License Agreement change from a one year contract to a three year term. Mr. Stebbins stated this was feasible but any longer and then the license agreement would become a Lease.

Upon motion of Tammy Bohannon, seconded by Mr. John Peacock, the Board agreed to change the License Agreement from a duration of one (1) year to a length of three (3) years to expire December 2011 and to change the hours of operation pending a favorable report in September and no one else submits a request to open a mobile vendor stand. (4-1) Dr. Campanella, Mr. Peacock, Mr. Gant & Ms. Bohannon voted in the affirmative. Mr. Prather opposed this motion.

Item # 3 - Discussion on implementing a policy to exempt non-profit charitable organizations from SRIA fees on food and beverage only; if the organization presents a tax exemption form. (Staff report by Executive Director Buck Lee)

Mr. Richard Lott advised Mr. Lee that the SRIA fee on food and beverage must be charged because of the bond documents. However, he suggested that the SRIA could reimburse non-profit organizations for SRIA fees for fund-raising banquets from the General Fund. Mr. Lee asked that a letter be sent out to all Pensacola Beach hotels and restaurants.

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Upon motion of Ms. Tammy Bohannon, seconded by, Mr. John Peacock, the Board unanimously recommends implementing a policy to exempt non-profit charitable organizations from SRIA fees on food and beverage for fund-raising events only; if the organization presents a tax exemption form per Richard Lott's recommendation. (5-0)

C. ADMINISTRATIVE COMMITTEE (6-25-08) Mr. Elwyn Guernsey, Chairman

Item #1 – Mr. Mike Pinzone – Pensacola Beach Gulf Pier – 41 Fort Pickens Road – Request to increase the fee to fish on the pier by \$1.00 (one dollar), increase the fee for observers on the pier by \$.25 (twenty-five cents), and change the schedule for the annual pass from yearly (from the date of purchase) to annually (calendar year). (Staff report by Executive Director Buck Lee)

Mr. Lee explained staff recently learned that the fee for annual fishing passes had been raised by \$30 without the consent of the Board. Mr. Pinzone quickly rectified this and refunded the \$30 to everyone who purchased an annual pass and returned all annual fishing passes to the original prices. Mr. Chris Cadenhead spoke on behalf of Mr. Pinzone. He clarified that the request is only to increase the daily passes. The annual passes will remain the same. He also requested that on the third Saturday of every month children accompanied by an adult be allowed on the pier for free. Mr. Stebbins concluded this was not a problem pending approval of the Board.

Upon motion of Mr. Vernon Prather, seconded by Mr. John Peacock, the Board unanimously recommended approval to increase the fee to fish on the pier by \$1.00 (one dollar), increase the fee for observers on the pier by \$.25 (twenty-five cents), and on the third Saturday of the month children who are accompanied by an adult should be allowed on the pier for free and denied the request to change the dates for annual passes from yearly to calendar year. (5-0)

Item # 2 – Proposed patron only parking policy for the Quietwater Boardwalk parking lot. Referred from the June 11, 2008 Regular Board Meeting. (Report by Mike Stebbins)

Mr. Stebbins stated that staff has drafted a proposed policy that needs only minor tweaks. Mr. Lee informed the Board that McGuire Martin has already implemented this policy with his employees. Mr. Gant believes this is a possible liability for the SRIA. Mr. Stebbins said if we tell employees where they can park

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then there is potential liability. However, if the employees are told where they can't park it becomes the employees' responsibility. The employee can carpool, walk, bike or get dropped off at the Quietwater Boardwalk.

Upon motion of Mr. John Peacock, seconded by Ms. Tammy Bohannon, the Board recommended implementing a policy for patron only parking at Quietwater Boardwalk. (2-3) This motion did not pass. Mr. Peacock and Ms. Bohannon voted in the affirmative. Mr. Prather, Mr. Gant and Dr. Campanella opposed this motion.

Upon motion of Mr. Vernon Prather, seconded by Mr. Fred Gant, the Board recommended moving this Item to the July 23, 2008 Committee Meeting. (4-1) Mr. Prather, Mr. Gant, Ms. Bohannon and Dr. Campanella voted in the affirmative. Mr. Peacock opposed this motion.

11. NEW BUSINESS

Item #1 – Mr. & Mrs. William Curtis – 304 Via de Luna – Lot 3, Block 10, Villa Primera – Request for a one (1) foot variance to the twenty (20) foot rear yard building setback to construct a pile supported addition to existing residential structure. (Staff report by Matt Mooneyham)

Upon motion of Mr. John Peacock, seconded by Mr. Vernon Prather, the Board unanimously recommended approval of the request for a one (1) foot variance to the twenty (20) foot rear yard building setback to construct a pile supported addition to existing residential structure subject to Board of Adjustments approval. (5-0)

Item # 2 – Approval of Proclamation for Blue Angels and the U.S. Coast Guard. (Staff report by Executive Director Buck Lee)

Upon motion of Mr. John Peacock, seconded by Mr. Vernon Prather, the Board unanimously recommended approval of the proclamations. (5-0)

12. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee submitted his monthly report to the Board. Mr. Lee explained that he has written a letter to the D.E.P. informing them of the request of the City of Gulf

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Breeze to bring natural gas to Pensacola Beach beginning at the new Grand Marlin Hotel.

B. ATTORNEY'S REPORT

Mr. Stebbins submitted his monthly report to the Board. Mr. Stebbins wanted to bring to the Board's attention that he has drafted a letter to the Attorney General regarding the inter-local agreement.

C. ENGINEER'S REPORT

Mr. Hemphill submitted his monthly report to the Board. He explained that the recirculation project for Little Sabine is moving forward, and he expects to move forward with bidding soon. He has received three (3) bids for the Handicap Accessibility contract. Mr. Lee explained that this project could be funded by the Contract Services Fund.

Upon motion of Mr. Vernon Prather, seconded by Mr. John Peacock, the Board unanimously recommended awarding the Handicap Accessibility contract to Radford & Nix for \$32,447.00. (5-0)

13. VISITOR'S FORUM

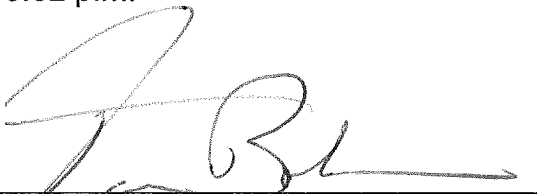
No one wished to address the Board.


14. BOARD MEMBER'S FORUM

Mr. Peacock wished to have the Noise Ordinance added to the agenda of the July 23, 2008 Committee Meeting.

Mr. Gant asked for the alcohol free zone discussion to be added to the July 23, 2008 Committee Agenda.

There being no further business before the Board, the meeting was adjourned at 6:32 p.m.


SECRETARY


CHAIRMAN

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