

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

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

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REGULAR BOARD MEETING MINUTES
JULY 13, 2011

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday July 13, 2011, beginning at 5:02 p.m. Members in attendance were: Mr. Dave Pavlock, Mr. Vernon Prather, Dr. Thomas Campanella and Mr. Ed Guernsey, Chairman. Ms. Tammy Bohannon entered the meeting at 5:10 p.m. and Mr. Gant 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 – (6/8/2011))

Upon motion of Mr. Dave Pavlock seconded by Mr. Vernon Prather, the Board approved the minutes of the Regular Board Meeting (6/8/2011). (4-0)

5. CHANGES OR ADDITIONS TO AGENDA

Mr. Prather asked that Consent Agenda - AEC Item's #1 & #2 be moved to the Regular Agenda for additional 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. (5-0)

7. CHAIRMANS COMMENTS

Mr. Guernsey had no comments at this time.

8. LIFEGUARD SPECIAL RECOGNITION

Mr. West recognized the hard work and dedication of lifeguard Paul Valentine.

9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Maureen Lamar submitted her report for review.

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CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (6-22-2011) MR. VERNON PRATHER CHAIRMAN, MR. DAVE PAVLOCK AND MS. TAMMY BOHANNON, MEMBER

Item # 1 – Treehouse Leaseholders Association, Inc. – 434 Ft. Pickens Road – Lots 21-40, Treehouse – adjacent to Little Sabine Bay – Request to extend the (3) three existing access docks by 30 feet and relocate finger piers. (Staff report by Paolo Ghio)

The Committee unanimously approves staff's recommendation.

Item # 2– Mr. Jim Wiseman – Landshark Landing on behalf of Little Sabine, Inc., d/b/a Margaritaville Beach Hotel – 165 Fort Pickens (Gulf side) – Request for an extension of use for the mobile food trailer on leasehold property adjacent to the Landshark Landing Pavillion/Bar. (Staff report by Paolo Ghio)

The Committee unanimously approves staff's recommendation for an additional one (1) year (July 13, 2012).

B. DEVELOPMENT & LEASING COMMITTEE, (6-22-2011) MR. DAVE PAVLOCK, CHAIRMAN, MR. VERNON PRATHER AND MR. ED GUERNSEY, MEMBERS

Item # 1 - Mr. Jeff Elbert - Island Style (Sublease to Flounders Chowder House) – 782 Quietwater Beach Rd – Request to use the public portion of the outside deck area of the retail store for display rack and a table to showcase henna tattoo designs. (Staff report by Jayne Bell)

The Committee unanimously approves staff's recommendation.

This item has been removed for consideration at the request of Mr. Babcock.

Item # 2 - Mr. Rob Babcock - Portofino/Premier Island Management -- Quietwater Boardwalk – 400 Quietwater Beach Road – Request to amend the current Beach Rental Service Sublease Agreement from a portion of Quietwater Beach to include five (5) upscale floats made by Aquaglide. (Staff report by Paolo Ghio)

C. ADMINISTRATIVE COMMITTEE, (6-22-2011) CHAIRMAN, DR. THOMAS CAMPANELLA AND MR. ED GUERNSEY AND MR. VERNON PRATHER, MEMBERS

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

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The Committee unanimously recommends acceptance of the Financial Statements and Expenditures as presented.

Item # 2 – Request funding for a marketing campaign to “Give the Beach a Slogan” (Referred from the June 8, 2011 Regular Board Meeting)(Staff report by Jayne Bell).

The Committee recommends holding this item in Committee until the Master Plan goes before the BCC for approval.

Upon motion of Dr. Thomas Campanella seconded by Mr. Dave Pavlock, the Board unanimously recommended approval of the Consent Agenda as amended. (5-0)

REGULAR AGENDA

11. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (6-22-2011) MR. VERNON PRATHER, CHAIRMAN, MR. DAVE PAVLOCK AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Discussion regarding establishing a building color scheme requirement for all new residential and commercial construction on Pensacola Beach. (Referred from the June 22, 2011 Committee Meeting)(Discussion led by Tammy Bohannon)

Mr. Tice gave a power point presentation and provided a hand out to the members showing some guidelines and color schemes that reflected current trends. He stated that the schemes were merely suggestions that staff could possibly provide to leaseholders building new homes, as he was requested to do by the Committee.

Mr. Tice explained that certain colors can have less maintenance costs and can also help with energy savings.

Ms. Bohannon wished to thank Mr. Tice for a fabulous job and stated that color is subjective.

Mr. Tice stated that the purpose of the suggested color schemes was a way to eliminate extremes, he did not want to create an overly uniform style but hopefully the colors would encourage harmony with the environment of the beach.

SPEAKERS:

Ms. Laurel Boyd

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Ms. Teri Stephens
Mr. Steve Luppert

All of the speakers agreed that as beach residents, they did not wish to have to obtain the Authority's permission to paint their homes a certain color.

A lengthy discussion followed.

Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Board unanimously recommended holding this item in Committee to allow staff to work with Mr. Tice to prepare a chart with specific color combinations and language to reflect it is a "suggestion" for a color scheme for any new residential construction. (5-0)

Item # 2 – Discussion regarding limiting the number of bedrooms and bathrooms in new residential construction on Pensacola Beach. (Referred from the June 22, 2011 Committee Meeting) (Discussion led by Tammy Bohannon)

Mr. Ghio gave background on the item and stated that the purpose of the Regulation presented for review was to create a complimentary ratio between bedrooms, square footage and parking, not to limit bedrooms or bathroom on Pensacola Beach.

Mr. Stebbins stated that Escambia County Attorney asked that Section 5. Conflict; include the highlighted language that ensured any Escambia County Ordinance would take precedence, and he had no objection to that change.

Mr. Guernsey stated that he was very concerned about individual property owner's rights and the feasibility of this Regulation.

Ms. Bohannon stated that the majority of the residential area leases state that no commercial activities are permitted on leasehold property and this Regulation was intended to help people before they make an investment in a larger home/rental property and the lease does not allow that type of activity.

Mr. Guernsey asked Mr. Stebbins what power the Authority has to enforce the Regulation.

Mr. Stebbins responded that the Regulation would apply to new construction only and a violation would result in a default of the lease.

Mr. Prather stated that it was a well written Regulation that made good sense as a way to address future issues.

Mr. Vernon Prather made a motion for approval of SRIA Regulation 01-2011 as

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presented with a one (1) year review; Ms. Tammy Bohannon seconded the motion. The motion failed with a vote of (2-3) Mr. Ed Guernsey, Mr. Dave Pavlock and Dr. Thomas Campanella voted in the negative.

Mr. Pavlock made an alternate motion, to approve SRIA Regulation 01-2011 as amended to reflect 3 parking places for a 1 – 4 bedroom home and 5 parking places for a 5-6 bedroom home with additional language clarifying enclosed living space, with a one (1) year review. The motion failed with a vote of (3-2) with Mr. Guernsey and Dr. Campanella voting in the negative.

Item # 3 – Mr. Phillip Napier – The Grand Marlin Marina Restaurant – 400 Pensacola Beach Boulevard – Request for additional signage. (Referred from the June 22, 2011 Committee meeting)(Staff report by Paolo Ghio)

Upon motion of Mr. Vernon Prather seconded by Ms. Tammy Bohannon, the Board unanimously recommended approval of the waiver to the LDC, Section 13.22.03.D.9.b., i.e. regulations of sign and outdoor displays/attached signage square footage for the Grand Marlin Marina Restaurant; approval is to include lighted trim around the letters in accordance with all applicable codes and regulations and is due to extenuating circumstances. (5-0)

The following items were moved from the Consent Agenda to the Regular Agenda at the request of Vernon Prather;

Item # 3 – Quietwater Entertainment, Inc. sublease to Castaways - 400 Quietwater Beach Road – Request to install LED lights around the roofline of existing building, on the pile supports of the free-standing sign, and stairs of the outdoor deck. (Staff report by Paolo Ghio)

Item # 4 – The Dock at Pensacola, Inc. – 4 Casino Beach Boardwalk – Request to install LED lights around roofline of existing building (Staff report by Paolo Ghio)

Upon motion of Mr. Vernon Prather and seconded by Mr. Dave Pavlock, the Board unanimously approves the request by Quietwater Entertainment, Inc. sublease to Castaways - 400 Quietwater Beach Road, to install LED lights around the roofline of the existing building, on the pile supports of the free standing sign, and stairs of the outdoor deck. Also, The Dock at Pensacola, Inc. – 4 Casino Beach Boardwalk to install LED lights around the roofline of the existing building; approvals for both requests are subject to non blinking lights, a three (3) year review and a cut off time for the lights each day at close of each respective business. (5-0)

- B. SPECIAL PROJECTS COMMITTEE, (6-22-2011)MS. TAMMY BOHANNON, CHAIRWOMAN, MR. FRED GANT AND DR. THOMAS CAMPANELLA, MEMBERS

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Item # 1 – Mr. Dave Pavlock – Request to dissolve the Trolley Sub – Committee
(Referred from the June 22, 2011 Committee Meeting)

Mr. Pavlock asked Mr. Ghio to give an update on the status of the shelters and signage. He said the Sub – Committee had set out to improve ridership on the trolleys and wished to thank the members for their hard work throughout the process.

Mr. Ghio stated that Escambia County has not endorsed the trolley shelters and wished to make an alternate suggestion by which the County might be more receptive. He stated that a simple thatch umbrella style shelter would be much more cost efficient and we could provide shelters for seventeen (17) stops as opposed to the four (4) that had been initially proposed; also replacement in the event of a storm would be much less difficult.

Mr. Ghio stated that the white banners that were being used for signage have been ordered and would be installed at each trolley stop as soon as they are in.

Mr. Pavlock stated that it was up to staff to make those changes because the Sub – Committee was out of the decision making now and inquired about trolley access to Casino Beach parking lot during the Blue Angel Airshow Weekend.

Mr. West addressed Mr. Pavlock's concern and stated the amount of traffic made it impossible for the trolley to enter the Casino Beach Parking lot to pick up or drop off anyone so an alternate plan had to be made and it was very successful.

Ms. Bohannon stated that she liked the thatch "tiki" style for the trolley stops.

Mr. Pavlock asked Mr. Guernsey to pull the business card for the next fifty dollar gift card winner.

Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Board unanimously recommended approval to dissolve the Trolley Sub – Committee. (5-0)

C. ADMINISTRATIVE COMMITTEE,(6-22-2011) CHAIRMAN, DR. THOMAS CAMPANELLA AND MR. ED GUERNSEY AND MR. VERNON PRATHER, MEMBERS

This item has been moved to the Regular Agenda per Mr. Guernsey.

Item # 1 – Discussion regarding establishing an alcohol-free area for the Portofino/ Quietwater Boardwalk. (Referred from the June 22, 2011 Committee Meeting)(Discussion led by Ed Guernsey)

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Mr. Guernsey stated he would like to have the entire discussion dropped and no further action would be required from staff or the Board on this item.

Mr. Prather stated that Mr. Guernsey had received considerable attention and wanted to applaud his courage for starting this discussion. He felt it was a good opportunity for the Board to ask themselves if we are going in the right direction for Pensacola Beach.

Mr. Prather stated that he had done considerable research on the subject and found that many similar beach or park communities that have prohibited alcohol operate on a "selective enforcement" protocol. He said that generally speaking, as far as alcohol is concerned, people who behave respectfully are not bothered but that when anyone misbehaves or begins causing problems while consuming alcohol they are dealt with accordingly.

Mr. Guernsey stated that he had done research of other areas as well and had found the same information.

Upon motion of Mr. Ed Guernsey seconded by Mr. Dave Pavlock, the Board unanimously recommended approval to discontinue any further discussion or action regarding establishing an alcohol-free area for the Portofino/ Quietwater Boardwalk or Pensacola Beach as a whole. (5-0)

D. NEW BUSINESS

Item # 1 – Resolution for the 2012-2013 Florida Beach Erosion Control Program (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and explained staff's recommendation.

Upon motion of Dr. Thomas Campanella seconded by Ms. Tammy Bohannon, the Board unanimously recommended approval of the Resolution for the 2012-2013 Florida Beach Erosion Control Program (4-0) Mr. Guernsey stepped out of the room briefly.

Item # 2 – Discussion regarding additional funding to increase Deputies for the Quietwater/Portofino Boardwalk. (Referred from the June 22, 2011 Committee meeting)(Staff report by Bob West)

Mr. West stated he would like to stay with the current schedule and not receive any additional funding at this time but reserve that right to come back before the Board should the need arise.

Mr. Lee explained that there had been some serious problems at the on the beach

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and specifically at the Boardwalk a couple of months ago and we had taken immediate action to increase the deputies at that time. He said there has been significant improvement but would come back and ask for the additional funds if becomes necessary.

No action taken

Item # 3 – Request for a 3.1% adjustment for FRS (Florida Retirement System) participants and reduce number of paid holidays from thirteen to twelve. (Staff report by Dottie Ford)

Ms. Ford explained the purpose of the adjustment and the reduction in holidays.

Upon motion of Mr. Dave Pavlock seconded by Mr. Vernon Prather, the Board recommended approval of the request for a 3.1% adjustment to mirror Escambia County; for all employees who are FRS (Florida Retirement System) participants with the exception of those employees who enrolled in DROP on or before July 1, 2011. We are asking for it to be retroactive to the pay period starting June 11, 2011, which is the date Escambia County became effective, and to reduce the number of paid holidays from thirteen to twelve, by eliminating the holiday immediately prior to New Years Day, starting in 2011. (4-1) Ms. Bohannon voted in the negative.

11. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee submitted his monthly report for the review of the Board. Mr. Lee wished to inform the Board that plans were moving forward to paint the SRIA main office building and have lettering on the building for signage. He also wished to thank staff for their hard work in putting together a very successful Blue Angel Airshow. He explained that it takes six months of preparation and he, Jayne Bell, Robbie Lofty, Bob West, Paolo Ghio and Mason Kilgore work diligently. Ms. Robbie Lofty showed a power point presentation with a montage of photos from the different events of the week. Mr. Lee wished to specially thank the Coast Guard and Sheriff as well.

B. ATTORNEY'S REPORT

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. Langston wished to inform the Board of a "findings presentation" regarding the master plan that will be open to the public and include members of the Steering

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Committee, that will be scheduled for August 24, 2011 prior to the SRIA Committee Meeting. He also discussed Via De Luna landscaping and information on the drainage issue for Pensacola Beach.

12. VISITORS FORUM

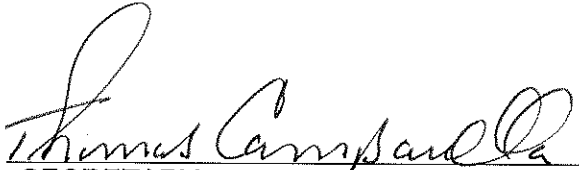
No visitors wished to speak.

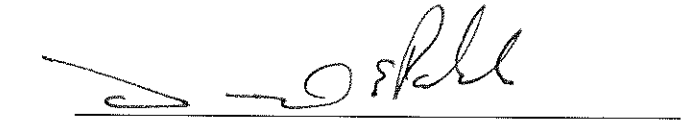
13. BOARD MEMBERS FORUM

No Board members wished to speak.

14. ADJOURN

There being no further business to come before the Board, Chairman Guernsey declared the Regular Board Meeting of the SRIA Board adjourned at 7:20 p. m.


SECRETARY


via 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.)