



SANTA ROSA
ISLAND AUTHORITY

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PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JULY 10, 2019
5:00 P.M.

- 1-3. A scheduled meeting of the Santa Rosa Island Authority was held on Wednesday July 10, 2019, beginning at 5:00 p.m. Members in attendance were: Dr. Thomas Campanella, Ms. Brigitte Brooks, Mr. Jerry Watson, and Ms. Karen Sindel, Chair. Ms. Liz Callahan arrived at 5:11 p.m. Ms. Sindel led the Pledge of Allegiance, followed by a moment of meditation.
4. APPROVAL OF MINUTES (Regular Board Meeting – 6/12/2019)
(Special Board Meeting – 6/26/2019)

Upon motion of Ms. Brigitte Brooks seconded by Dr. Thomas Campanella, the Board unanimously approved the minutes of the Regular Board Meeting (06/12/2019) and the Special Board Meeting (06/26/2019) as presented. (4-0)

5. CHANGES OR ADDITIONS TO AGENDA
6. ADOPTION OF AGENDA

Upon motion of Mr. Jerry Watson seconded by Ms. Brigitte Brooks, the Board unanimously approved the agenda as presented. (4-0)

7. CHAIR'S COMMENTS
8. COMMISSIONER BENDER'S COMMENTS

The Commissioner wasn't in attendance.

9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Alison Westmoreland presented this month's report for the VIC. She gave an extra report about the Pensacola Beach Chamber and Visitor's Information Center, which Ms. Sindel thanked her for the report.

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CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, MS. JANICE GILLEY
CHAIRMAN, MS. LIZ CALLAHAN AND MS. KAREN SINDEL, MEMBERS

Item # 1 – Request for approval of the Resolution for the 2020-2021 Florida Beach
Erosion Control Program. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, MS. BRIGETTE BROOKS, CHAIRMAN,
DR. THOMAS CAMPANELLA AND MS. JANICE GILLEY, MEMBERS

Item # 1 - Request by Alan and Joann Hagenbuch – 108 Ariola Drive - to renew their
lease for another 99 year term, under like covenants, provisions, and conditions, as are
in the lease contained, including an option for further renewals. (Staff report by Robbie
Schrock)

The Committee unanimously approved staff's recommendation.

Item # 3 – Approval of recommendation for a proposed Ordinance to be forwarded to the
Board of County Commissioners. (Report by Mike Stebbins)

This Item is tabled until the next Board Workshop.

C. ADMINISTRATIVE COMMITTEE, DR. THOMAS CAMPANELLA, CHAIR, MR. JERRY
WATSON AND MS. KAREN SINDEL, MEMBERS

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

**The Committee unanimously accepted the report on Financial Statements and
Expenditures as presented.**

**Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board
unanimously approved the Consent Agenda as presented. (4-0)**

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REGULAR AGENDA

11. OLD BUSINESS

Item # 1 – Request by Buck Lee Governmental Consulting, Inc., on behalf of John C. and Linda Nowell – 28 Calle Hermosa – for the SRIA to approve an amendment to the lease for 28 Calle Hermosa to separate the existing lease into three (3) new separate leases associated with three different parcels. (Staff report by Paolo Ghio) (Referred from May 8, 2019 Regular Board Meeting)

Mr. Ghio asked what the Board's pleasure was with this item.

SPEAKER:

Buck Lee – He was representing the Nowells, and explained what their request was. He requested the 4 lots, 14&15, 21 and 22, be separated into three (3) leases, as well as permission for the owners of lots 22 and 23 be able to build on those properties.

Discussion followed regarding the building cap and the fact that the new leases would be open to negotiation.

Mr. Stebbins said approval by the Board to separate the leases would also need to include the stipulation that no construction would be approved for the two lots. (21 and 22)

Dr. Campanella stated he could understand the desire to separate the lots, but questioned if the Nowells understood they were not going to be allowed to build on the property.

Mr. Watson also questioned if the Nowells understood no construction could take place on lots 21 and 22.

Mr. Lee assured the Board that the Nowells understood the fact that no construction could take place on lots 21 and 22, but wanted to separate the properties and get new leases for lots 21 and 22.

Ms. Sindel is concerned how the SRIA Board's intent would be perceived if the separation is approved.

Ms. Callahan confirmed that the lots could be transferable, but just not built upon.

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Mr. Stebbins said legally the Board could take no action, or agree with staff's recommendation, even though the 2 lots (21 & 22) can't be built upon, and the new leases would have to be negotiated by both parties.

More discussion followed.

Upon the amended motion of Mr. Jerry Watson seconded by Ms. Liz Callahan, the Board unanimously approved the SRIA staff two part recommendation that (1) subject to the SRIA and the leaseholder agreeing on the terms of the dividing of the current lease into three leases associated with three parcels, i.e., combined Lots 14 & 15, Lot 21 and Lot 22, staff recommends approval for the request to amend the current lease to divide lots 14 and 15 from lots 21 and 22 and to further divide Lot 21 from Lot 22; and (2) subject to the above Board approval, SRIA Staff will make recommendations to the Committee for amending the current lease to establish three new leases, including the terms, for combined lots 14 and 15 as well as Lot 21 and Lot 22, respectively. The new leases for Lots 21 and 22 will have a condition that under the February 4, 2004 Board approved residential building allocation and cap, no residential structure may be built on either Lot 21 or Lot 22. (5-0)

Item # 2 - Request by James Reeves, the Satori Foundation, Inc., for a \$2,500.00 Sponsorship for the 1st Annual Pete Moore Fishing Rodeo. (Staff report by Robbie Schrock)

SPEAKER:

Jim Reeves – He explained the fishing rodeo, and said the Santori Foundation supported kids' organizations. The Pete Moore Foundation will be the primary sponsor, with the SRIA being the secondary sponsor. He pointed out that Mr. Moore was a tremendous sponsor of the Beach.

Ms. Sindel stated the SRIA is a big fan of Mr. Pete Moore.

SPEAKER:

Talbot Wilson – He elaborated on the idea of the fishing rodeo, and further explained the groups that would benefit from the money raised.

Ms. Schrock explained the 2 different "pots" of money that the SRIA has provided for in the budget for sponsorships,

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Brief discussion followed.

Upon motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the Board unanimously approved the request by James Reeves, the Satori Foundation, Inc., for a \$2,500.00 Sponsorship for the 1st Annual Pete Moore Fishing Rodeo. (5-0)

12. REPORTS

A. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board. He explained that the SRIA has filed a complaint against 4 Ensenado Quatro, and the SRIA has a settlement offer. He requested a closed attorney/client meeting prior to the Committee Meetings on July 24, 2019. He also stated that the SRIA was getting a new Board Member soon, but that the new Member would be unable to participate in the meeting, if appointed and present.

Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Board unanimously approved of the request by Mr. Stebbins to move forward with litigation against 4 Ensenada Quatro if necessary. (5-0)

B. ENGINEER'S REPORT

Mr. Huggins submitted his report for the review of the Board.

Mr. Huggins gave an update on the mobi-mats.

Ms. Sindel said she had received many positive calls regarding the mobi-mats.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

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

15. VISITOR'S FORUM

The following people spoke at Visitors Forum:

Diane Krummel ~ She voiced her disappointment in the Board taking so long to review the proposed ordinance. She felt like it was a "delaying tactic". She was

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unhappy that there was no resolution at this time.

John Nixon~ He feels the "Save Pensacola Beach" group is being ignored. He said they have lots of public support for the ordinance. He also wants the SRIA to amend their mission statement.

Margaret Hostetter~ She stated she had picked up an audio thumb drive of the June 26th meeting, because she wasn't able to hear what was said in the previous meeting. She stated that Mr. Stebbins had "guttled" the proposed ordinance, and pointed out the BOCC still has veto power over the SRIA.

16. BOARD MEMBER'S FORUM

Dr. Campanella reminded the Board and the audience that the Board Workshop is for the SRIA Board to meet and discuss items, and that the public may come and listen. He said it is up to the Chair if the public gets to speak.

17. ADJOURN

There being no further business to come before the Board, Chair Sindel declared the Regular Board Meeting of the SRIA Board adjourned at 5:49 p.m.



SECRETARY



CHAIR

(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.)