1-3. A scheduled meeting of the Santa Rosa Island Authority was held on Monday March 16, 2020, beginning at 5:00 p.m. Members in attendance were: Chairwoman – Ms. Brigette Brooks, Vice Chairman – Dr. Thomas Campanella, Secretary Treasurer – Mr. Jerry Watson, Board Member – Karen Sindel. Acting Secretary Treasurer – Ms. Liz Callahan and Board Member – Mr. Bubba Peters were absent. Ms. Brooks led the Pledge of Allegiance, followed by a moment of meditation. Ms. Brooks then turned over the meeting to attorney Mike Stebbins at 5:02 p.m. Mr. Stebbins stated that a client/attorney session was about to begin, and would last approximately fifteen to thirty minutes. Those present for the meeting were: Chairwoman – Ms. Brigette Brooks, Vice Chair – Dr. Thomas Campanella, Secretary Treasurer – Mr. Jerry Watson, Board Member – Ms. Karen Sindel, Executive Director – Mr. Paolo Ghio, and Attorney – Mr. Mike Stebbins. The Special Board Meeting resumed at 5:19 p.m.

4. APPROVAL OF MINUTES (Regular Board Meeting – 2/12/2020)

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Board unanimously approved the minutes of the Regular Board Meeting (2/12/2020) as presented. (4-0)

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

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

7. CHAIR’S COMMENTS

Ms. Brooks said that in this unprecedented time that we should all take precautionary measures. From the standpoint of the SRIA, we are following the directives of Escambia County in the effort to make sure that we all stay as safe as possible.

8. COMMISSIONER BENDER’S COMMENTS

The Commissioner was not present.

9. PENSACOLA BEACH VISITOR’S INFORMATION CENTER
Ms. Alison Westmoreland submitted this month's report for the VIC, but was absent from the meeting.

Ms. Robbie Schrock stated that if anyone had questions regarding Ms. Westmoreland's report that they could email her. Ms. Schrock also stated that the Pensacola Beach Visitors Information center would be closed as of March 17, 2020. The staff will be operating virtually, and the public can call with any questions or concerns Monday – Friday 9am-5pm.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, DR. THOMAS CAMPANELLA, CHAIR, MS. KAREN SINDEL AND MS. BRIGETTE BROOKS, MEMBERS

Item #1 - Request by Luis Berdecia - Lot 7, Block 10, Villa Primera, (311 Maldonado Dr.) - to construct a 10' x 30' in-ground swimming pool with an encroachment of 15' into the 20' rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item #2- Request by Thomas G. Rollins- Lot 8, Block 47, Villa Segunda, (1300 Via de Luna) - to construct a 16' x 32' in-ground swimming pool with an encroachment of 10' into the 15' west side yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.
Item# 3 - Request by Melissa Michalke and Steven King - Lots 7&8, Block 44, Villa Segunda, (1307 Ariola) - to construct a 12' x 29' freeform in-ground swimming pool with an encroachment of 15' into the 20' rear yard setback, and 10' into the 15' west side yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

Item# 4 - Request by S & G Investments and Holdings, LLC - Lot 17, Block 5, Villa Primera (323 Panferio) - to construct a 12' x 24' in-ground swimming pool with an encroachment of 10' into the 15' west side yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

Item# 5 - Request by Steven J. Savard - Approval of a Pier Amendment to Residential Lease Agreement for 1215 Panferio, (Lot 1, Block 51, Villa Segunda). (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, MS. LIZ CALLAHAN, CHAIR, DR. THOMAS CAMPANELLA AND MR. JERRY WATSON, MEMBERS

Item # 1 - Request by Crabs - 6 Casino Beach Boardwalk - to sublease to Lazy Days to operate a Beach Rental Service. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

Item # 2 - Request by Scott Wheatley, Pier One Marina - 655 Pensacola Beach Blvd - to sublease to Scott Zepp for a seasonal bar, Cumaru. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

Item # 3 - Notification by Rich Chism, Innisfree Hotels - 2 Via de Luna Drive - to rename the Tiki Golf Business, to "UFO's Mini Golf, Ice Cream and Arcade". (Staff report by Robbie Schrock)

No action taken on this item.
C. ADMINISTRATIVE COMMITTEE, MS. KAREN SINDEL, CHAIR, MR. BUBBA PETERS AND MS. BRIGETTE BROOKS, 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.

Item # 2 - Approval to purchase a 2020 Ford F150 pickup truck for SRIA staff daily use. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item# 3 - Approval of the contract with the Visitor's Information Center. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Upon motion of Karen Sindel seconded by Mr. Jerry Watson, the Board unanimously approved the consent agenda as presented. (4-0).

REGULAR AGENDA

11. Old Business:

Item #1 - Request by 1591 Vdelu, LLC - 1591 Via de Luna - to sublease to EBIKE on the Island, LLC, to sell, rent, and service Pedego electric bicycles from leasehold property. (Staff report by Robbie Schrock) (Referred from the February 26, 2020 Committee Meeting for additional discussion)

Speaker: Danny Sloan
Mr. Danny Sloan stated his frustrations with how long this process has taken. He then asked why the SRIA wants to limit his business such as being unable to deliver bikes to customers.

Ms. Brigette Brooks asked Mr. Sloan if the request that has been presented is what he believes should be voted on this evening.

Mr. Danny Sloan said that he was just trying to compromise with the amount of bikes, and the use within the Core Area.

Dr. Thomas Campanella explained that our main concern is safety.

Ms. Brigette Brooks stated that the Board either votes on the recommendation as presented, or the item is tabled until further notice.

Ms. Karen Sindel stated she is concerned that the applicant (Mr. Sloan) does not seem to agree with staff's recommendation. She said that unless the applicant is in full understanding of this recommendation, she is not sure how the Board can approve this item.

Mr. Jerry Watson said that common sense plays a big factor in the renting of these bicycles, and that the rules are in place for everyone's safety.

Ms. Karen Sindel wanted to assure that both the applicant and the SRIA Board are on the same page, in understanding that if the recommendation presented is approved, there is no compromising of the rules previously stated.

Ms. Robbie Schrock again read the request and staff recommendation with all conditions.

Ms. Brigette Brooks asked Mr. Sloan if he agrees to the recommendation with the understanding that there will be no compromise.

Mr. Danny Sloan agreed to the recommendation as presented.

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Board unanimously approved staff's recommendation to approve the request by 1591 Vdelu, LLC - 1591 Via de Luna - to sublease to EBIKE on the Island, LLC, to sell, rent, and service Pedego electric bicycles with the following conditions: (1) the bicycles must be stored inside the leasehold improvements at night; (2) the
pick and drop off of the electric bike rentals will be at 1591 Via de Luna; (3) the patrons renting the electric bicycles will have a training session and be required to wear helmets by the sublessee; (4) there will be a limit of 10 rental Pedego bicycles by the sublessee; and, (5) the motor on a rented electric bicycle MUST be switched off in the commercial core area of Pensacola Beach, and MUST be propelled under human power. (See attached map for commercial core area of Pensacola Beach.) In addition to any other remedies the SRIA may have, including termination of the consent for this sublease, if there are violations, (including the rental of more than the approved number of 10) the Executive Director (or his designate) will have the power to suspend the rentals of electric bicycles at this leasehold. The master leaseholder and the sublessee are aware that there is an ordinance being discussed that could potentially and adversely impact this electric bicycle rental business. As a final condition of this sublease, the sublessee is responsible for the payment of all applicable percentage lease fees and the submission of monthly reports to the SRIA. (4-0).

12. New Business:

Item #1- Informational report with regard to the new Preliminary FEMA FIRM Map (Staff report by Paolo Ghio)

Mr. Paolo Ghio said that the existing FEMA FIRM MAP has been utilized since 2006. In 2017, FEMA hired a contractor to re-map our area. He said this new map is much more advanced in design. He stated that some residents may be fortunate to be moved from a V-Zone to an A-Zone, and that some residents may be less fortunate as they will be moved from an A-Zone to a V-Zone. He said that we will also be receiving a construction map, which is going to be recognized as the DFE (Design Flood Elevation) map which is the base flood elevation + three (3) feet = DFE. There is a meeting to take place in April, to discuss distributing postcards to the affected parties via the contractor. This meeting may be postponed due to the COVID-19 outbreak.

Ms. Karen Sindel asked when the implementation of the new flood map would take place as far as construction on the island.

Mr. Ghio said that the flood risk open house should be towards the end of April 2020. After that, there is a six (6) month appeal process for leaseholders who would like to protest the change. By spring of 2021, the maps should be complete and brought to
the Board for adoption. These maps should be implemented in summer of 2021 for construction.

No action taken, discussion only.

Item #2 - Approval of a Modification# 4 to Sub-grant Agreement for FMA-PJ-04-FL-2015-013, to extend the term, increase the funding under the agreement, and modify the scope of work, also approval for the Board Chairman to execute the document. (Staff report by Paolo Ghio)

Mr. Ghio stated that the SRIA entered into this agreement with the State of Florida DEM in March of 2018. The project is for the elevation of ten (10) SRIA properties located on Pensacola Beach. The time extension and budget increase are needed to complete three (3) homes included in the grant project.

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Board unanimously approved the Modification# 4 to Sub-grant Agreement for FMA-PJ-04-FL-2015-013, for a time extension to expire October 31, 2020, increase the funding by an amount of $161,276.30, modify the scope of work, and approval for the Board Chairman to execute the document. (4-0)

13. REPORTS

A. ATTORNEY’S REPORT

Mr. Stebbins referenced the Gange case, located on pages 2-3 of his report. He stated that we have a settlement agreement before the Board to resolve this case. He recommends that the Board accept the settlement agreement.

Upon motion of Dr. Thomas Campanella seconded by Ms. Karen Sindel, the Board unanimously accepted the recommendation of Mr. Stebbins to accept the settlement agreement. (4-0)

B. ENGINEER’S REPORT

Mr. Mike Langston filled in for Mr. Jeff Huggins who was unable to attend.
Mr. Mike Langston stated that the Board had the report and that he would gladly answer any questions.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

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

15. VISITOR’S FORUM

Ms. Brigette Brooks stated that there are two (2) speakers present.

First Speaker – Mr. Steve Luppert.

Mr. Steve Luppert: He asked if any of the crossovers taken out in Villa Siguenza were going to be replaced.

Ms. Brigette Brooks stated that in our last meeting, Mr. Jeff Huggins gave his report on the new mobi-mats. She asked if Mr. Ghio would like to comment on the dune walkover project.

Mr. Ghio stated that there is no agenda item to remove the mobi-mats, and replace them with wood.

Mr. Steven Luppert asked how we got to the point of removing all hard-surfac ed walkovers with handrails.

Mr. Ghio said that it started roughly eighteen (18) month ago, when one of the walkovers became too deteriorated for use, and public works removed it to reduce liability. This is when the mobi-mats were introduced as replacements to the wooden walkovers.

There was further discussion regarding mobi-mats.

Second speaker – Mr. David Holifield.

Mr. Holifield said that he knows the decision to remove the walkovers was mid-year 2018, about two days before a permit expired and that there was no public input on the subject. He asked if Escambia County is in charge of cleaning and the maintenance of the walkovers. He stated he has a handicapped son, and that he
has tried to access the mobi-mat at the Gulf Pier parking lot six (6) times, all unsuccessful due to sand covering the mat. He suggested public funding to create more stable crossings, using composite material.

16. BOARD MEMBER'S FORUM

Ms. Brigette Brooks asked if anyone had questions.

Dr. Thomas Campanella spoke about safety precautions regarding COVID-19.

Mr. Charlie Rotenberry filled out a speakers request form for public comment regarding COVID-19.

Mr. Charlie Rotenberry said that he is a life-long resident of the beach, and said that he is taking the suggestions that Dr. Thomas Campanella made. He told everyone that it would be detrimental to close Pensacola Beach due to the hysteria.

17. ADJOURN

There being no further business to come before the Board, Chairwoman Ms. Brooks declared the Special Board Meeting of the SRIA Board adjourned at 6:17 p.m.

Jerry Watson  
SECRETARY

Brigette Brooks  
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.)