



**SANTA ROSA  
ISLAND AUTHORITY**

**SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
MARCH 13, 2019  
5:00 P.M.**

**BOARD MEMBERS**

Karen Sindel  
Chairwoman  
Janice Gilley  
Vice Chairwoman  
Brigette Brooks  
Secretary Treasurer  
Thomas Campanella  
Acting Secretary Treasurer  
Jerry Watson  
Member  
Liz Callahan  
Member

1-3. A scheduled meeting of the Santa Rosa Island Authority was held on Wednesday March 13, 2019, beginning at 5:02 p.m. Members in attendance were: Ms. Liz Callahan (via teleconference), Dr. Thomas Campanella, Ms. Brigette Brooks, and Mr. Jerry Watson, Ms. Janice Gilley, and Ms. Karen Sindel, Chair. Ms. Sindel led the Pledge of Allegiance, followed by a moment of meditation.

4. **APPROVAL OF MINUTES (Regular Board Meeting – 02/13/2019)**

**Upon motion of Mr. Jerry Watson seconded by Ms. Janice Gilley, the Board unanimously approved the minutes of the Regular Board Meeting (02/13/2019) as presented. (6-0)**

5. **CHANGES OR ADDITIONS TO AGENDA**

Mr. Stebbins requested item B-1 under the Consent Agenda be amended to include the action of 2 additional matters.

**Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board unanimously approved the additions to Item B-1 on the Consent Agenda. (6-0)**

6. **ADOPTION OF AGENDA**

**Upon motion of Ms. Brigette Brooks seconded by Dr. Thomas Campanella, the Board unanimously approved the agenda as amended. (6-0)**

7. **CHAIR'S COMMENTS**

The Chair welcomed everyone to the meeting.

8. **COMMISSIONER BENDER'S COMMENTS**

The Commissioner wasn't in attendance.

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9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Alison Westmoreland presented this month's report for the VIC.

10. PRESENTATION BY E.W. BULLOCK

See attached presentation. There were a few questions and a brief discussion.

CONSENT AGENDA

11. COMMITTEE REPORTS

- A. Item # 1 – Discussion regarding notice to adjacent neighbors for public works improvement projects. (Staff report by Paolo Ghio)

**The Committee unanimously the recommended protocol, to be memorialized by staff under the Executive Director's report.**

Item # 2 - Approval of the Inter-local Agreement between ECAT and the SRIA for trolley service, 2019. (Staff report by Paolo Ghio)

**The Committee unanimously approved the Inter-local Agreement between ECAT and the SRIA for trolley service, 2019.**

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

Item # 1 – Request by Harry and Liz Hewson – 1203 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 the request by Harry and Liz Hewson – 1203 Ariola Drive - to renew their lease for another 99 year term, (beginning June 29, 2056) under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals. Staff further recommends that (1) approval be subject to the owner submitting a proposed lease extension from their attorney for SRIA review, and (2) approval is subject to the Executive Director and SRIA attorney approving the form of the extension.**

Item # 2 – Request by Scott Delby, Hilton Pensacola Beach – 12 Via de Luna Dr. – to sublease to Jamie Wells, Local Boyz Hawaiian Shave Ice, to operate a shaved ice,

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Hawaiian candies, snacks and t-shirt business from leasehold property. (Staff report by Robbie Schrock)

**The Committee unanimously approved the request by Scott Delby, Hilton Pensacola Beach – 12 Via de Luna Dr. – to sublease to Jamie Wells, Local Boyz Hawaiian Shave Ice, to operate a shaved ice, Hawaiian candies, snacks and t-shirt business from leasehold property, paying all applicable percentages and fees.**

Item # 3 – Request by The Dock – 4 Casino Beach Boardwalk – to amend the existing sublease with The Scooter Hut, to add the rentals of golf carts, boogie boards, sunscreen, and towels. (Staff report by Robbie Schrock)

**The Committee unanimously approved the request by The Dock – 4 Casino Beach Boardwalk – to amend the existing sublease with The Scooter Hut, to add the rentals of street legal golf carts, boogie boards, sunscreen, and towels, from leasehold property, paying all applicable percentages and fees.**

Item # 4 – Request by Rich Chism, Innisfree Hotels, d/b/a Soundside Centre – 3 Via de Luna Drive – for Tropical Waves to change their name to Alvin's Island # 760. (Staff report by Robbie Schrock)

**The Committee unanimously approved the request by Rich Chism, Innisfree Hotels, d/b/a Soundside Centre – 3 Via de Luna Drive – for Tropical Waves to change their name to Alvin's Island # 760.**

Item # 5 – Request by William Martin d/b/a Flounder's – 800 Quietwater Beach Road – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property. (Staff report by Robbie Schrock)

**The Committee unanimously approved the request by William Martin d/b/a Flounder's – 800 Quietwater Beach Road – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property, paying all applicable percentages and fees.**

Item # 6 – Request by William Martin d/b/a Crab's – 2 Via de Luna Drive – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property. (Staff report by Robbie Schrock)

**The Committee unanimously approved the request by William Martin d/b/a Crab's – 2 Via de Luna Drive – to sublease to John Paul McDaniels, McDaniels Body Art,**

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**to operate a body art service from leasehold property, paying all applicable percentages and fees.**

Item # 7 – Request by Sunset Holding Company, Inc. d/b/a Pensacola Beach Gulf Pier – 41 Ft. Pickens Rd. – to sublease to Laura Pinzone & Michelle Wardlaw d/b/a Pier Suite, to operate an event venue from leasehold property. (Staff report by Robbie Schrock)

**The Committee unanimously approved the request by Sunset Holding Company, Inc. d/b/a Pensacola Beach Gulf Pier – 41 Ft. Pickens Rd. – to sublease to Laura Pinzone & Michelle Wardlaw d/b/a Pier Suite, to operate an event venue from leasehold property, paying all applicable percentages and fees.**

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.**

Item # 2 – Request by Pensacola Beach Elk Lodge – 661 Pensacola Beach Blvd. – for a \$1,000.00 sponsorship for the Pensacola Beach Elks Charity Golf Tournament. (Staff report by Robbie Schrock)

**The Committee unanimously approved the request by Pensacola Beach Elks Lodge – 661 Pensacola Beach Blvd. – for a \$1,000.00 sponsorship for the 2019 Pensacola Beach Elks Charity Golf Tournament.**

**Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board unanimously approved the Consent Agenda as amended. (6-0)**

REGULAR AGENDA

12. OLD BUSINESS

Item # 1 – Ongoing lease renewal discussion.

Ms. Sindel stated the lease renewal workshop had been scheduled and the agenda was being worked on for the meeting. She said the SRIA has a continuing conversation with

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the Board of County Commissioners, and will be sharing comments with them after the workshop. She stated the SRIA will continue to hear lease renewal requests.

SPEAKER:

Terry Preston – She represents the PBA, and wishes to voice her displeasure with the SRIA abdicating the renewal vote to the BOCC. She said the legislation doesn't give the BOCC the right to overturn the SRIA Board vote on renewals, only on "major changes" the SRIA Board makes to leases. She is unhappy the BOCC discussed abolishing the SRIA, as she feels most leaseholders want the SRIA on the Island, and would like this topic discussed at the lease renewal workshop. She encouraged standardization for renewals.

13. REPORTS

A. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board. There was a brief discussion regarding PNS Beach vs. SRIA, et al.

B. ENGINEER'S REPORT

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

Brief discussion followed regarding the successful mobi-mat demonstration, and he updated the Board on the Little Sabine Bay Channel extension.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio was absent from the meeting, so Ms. Forte submitted the monthly report for the review of the Board.

There was a brief discussion regarding the sample project notification letter that was in the backup.

14. VISITOR'S FORUM

There were no speakers.

15. BOARD MEMBER'S FORUM

Dr. Campanella reminded the Board that Mr. Ghio had asked for questions from Members, to be used as discussion items in the workshop.

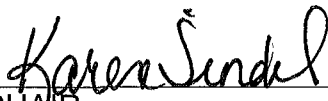
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Ms. Sindel reminded Members to send their questions to SRIA staff only.

16. ADJOURN

**There being no further business to come before the Board, Chair Sindel declared the Regular Board Meeting of the SRIA Board adjourned at 5:34 p.m.**

  
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SECRETARY

  
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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.)