



**SANTA ROSA  
ISLAND AUTHORITY**

**BOARD MEMBERS**

Jerry Watson  
Chairman  
Karen Sindel  
Vice Chairman  
Janice Gilley  
Secretary Treasurer  
Tammy Bohannon  
Acting Secretary Treasurer  
Brigette Brooks  
Member  
Thomas Campanella  
Member

**SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
APRIL 11, 2018  
5:00 P.M.**

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday April 11, 2018 beginning at 5:00 p.m. Members in attendance were: Ms. Karen Sindel, Ms. Janice Gilley, Dr. Thomas Campanella, Ms. Tammy Bohannon and Ms. Brigette Brooks. Mr. Jerry Watson, Chair, led the Pledge of Allegiance followed by a moment of meditation.

4. **APPROVAL OF MINUTES (Regular Board Meeting – 3/14/2018)**

**Upon motion of Ms. Karen Sindel seconded by Ms. Tammy Bohannon, the Board unanimously approved the minutes of the Regular Board Meeting (3/14/2018) as presented. (6-0)**

5. **CHANGES OR ADDITIONS TO AGENDA**

Mr. Stebbins asked for the Old Business Item #1 (Discussion to consider the SRIA Chair signing a letter to the BOCC Chair requesting the continuation of the Open Container Ordinance) to be moved up to right after "Chairman's Comments" in the meeting, as he had to leave the meeting early.

6. **ADOPTION OF AGENDA**

**Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board unanimously approved the agenda as amended. (6-0)**

7. **CHAIRMAN'S COMMENTS**

Mr. Watson called on Mr. Stebbins to discuss his letter regarding the Open Container Ordinance.

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REGULAR AGENDA

8. OLD BUSINESS

Item # 1 – Discussion to consider the SRIA Chair signing a letter to the BOCC Chair requesting the continuation of the Open Container Ordinance. (Report by Mike Stebbins)

Mr. Stebbins gave background on the item and asked if there were any changes the Board would like to make to the letter.

Ms. Brooks asked if there were any speakers, and was told no.

Dr. Campanella made a motion to approve the letter as presented, and Ms. Karen Sindel seconded the motion. The motion was later retracted.

Ms. Gilley said she isn't in support of the letter, so she wanted remove the word "unanimously" from the letter.

Mr. Watson said further discussion was needed, and he couldn't support the letter as it is.

Ms. Sindel pointed out that part of the intent of this was to see where the BOCC stood on the item.

Ms. Schrock said it will definitely be on the BOCC agenda before it sunsets.

Ms. Bohannon said she wasn't supportive of the original ordinance, but there had been good results, higher alcohol sales and a much safer atmosphere.

Ms. Brooks said she wanted to see hard data, was there less disruptive behavior and higher alcohol sales?

Ms. Sindel stated the reason for the ordinance was to give Officers more power to enforce, as the old ordinance wasn't written very strongly. She said perhaps the Board should either sit tight and wait on BOCC or revise the letter.

Ms. Bohannon agreed, she wanted to see more information; sales figures, input from Law Enforcement, and asked what the impact was to the Special Entertainment District.

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Mr. Watson suggested waiting until the BOCC discusses the item.

Ms. Bohannon stated she wanted to make the suggestion to the BOCC, not wait for them to act first.

Ms. Sindel said her commissioner is looking for direction.

Ms. Bohannon suggested holding the item in Committee.

Ms. Gilley said that Commissioner Bergosh had put together some data that didn't show a big difference pre and post ordinance. She suggested looking at 5-10 years' worth of SRIA data and compare.

Ms. Schrock said both Lt. Forte and Lt. Pachuki would be willing to share data and sit down with Board Members to discuss the data.

Ms. Brooks suggested surveying leaseholders and businesses.

Mr. Watson said he didn't want to punish groups of people for the behavior of 1 or 2 people.

Dr. Campanella said the ordinance was to try and clean up the Island, make it be more family friendly. He thinks it made a significant positive impact.

Mr. Stebbins exited the meeting at 5:17 pm.

**Upon motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the Board voted unanimously to bring the item back to the April 25, 2018 Committee Meeting for further discussion. (6-0)**

It was suggested the Board speak with Law Enforcement, in the coming weeks.

Ms. Bohannon asked for Mr. Stebbins to research the impact to the "Special Entertainment District".

9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

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

Ms. Schrock stated she and Ms. Westmoreland had worked on some artwork for more signage at the VIC.

10. FERRY UPDATE BY DAN BROWN, NATIONAL PARK SERVICE

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See attached report.

Brief discussion followed.

11. UPDATE BY DAVID FORTE, DIVISION MANAGER, PUBLIC WORKS  
DEPARTMENT, ESCAMBIA COUNTY

Mr. Forte presented his report for the review of the Board. He stated the design was finished for the replacement of the Fish Sign, but there were some electrical issues that needed to be worked out.

Ms. Bohannon reviewed items from his report with Mr. Forte.

CONSENT AGENDA

12. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, DR. THOMAS CAMPANELLA,  
CHAIRMAN, MS. KAREN SINDEL AND MS. JANICE GILLEY, MEMBERS

Item # 1 – Approval of the Interlocal Agreement between ECAT and the SRIA for trolley service, 2018. (Staff report by Paolo Ghio)

**The Committee unanimously approved staff's recommendation.**

Item # 2 - Request by Caughran 171, LLC – 1105 Ariola Dr. – Lot 5&6, Block 7, Villa Segunda – to construct an 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 # 3 - Request by James D. and Tammy Reaves – 1200 Ariola Dr. – Lot 1, Block 40, Villa Segunda – to construct an in ground swimming pool with an encroachment of 10' into the 15' side yard setback. (Staff report by Paolo Ghio)

**The Committee unanimously approved staff's recommendation.**

B. DEVELOPMENT & LEASING COMMITTEE, MS. TAMMY BOHANNON,  
CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MS. BRIGETTE BROOKS,  
MEMBERS

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Item # 1 – Request by J.B. Schluter, Pensacola Beach Marina – 655 Pensacola Beach Blvd. – to sublease to Nathan Pooley, d/b/a Drowsy Poet Pensacola Beach, Inc. to operate a coffee shop from leasehold property. (Staff report by Robbie Schrock)

**The Committee unanimously approved staff's recommendation.**

Item # 2 – Request by David Kelly, Break Beach Bar, LLC – 65 Via de Luna Dr. – to sublease to Mike Cosse, d/b/a Cosse's on the Beach, to operate a restaurant from leasehold property. (Staff report by Robbie Schrock)

**The Committee unanimously approved staff's recommendation.**

Item # 3 – Request by Pat Sidler, General Manager for Hampton Inn – 2 Via de Luna Dr. – to sublease to Chel Eisenhauer d/b/a The Body Sugar Shack, to operate a glitter tattoo business from leasehold property. (Staff report by Robbie Schrock)

**The Committee unanimously approved staff's recommendation.**

Item # 4 – Request by Roger Bevans, Radical Rides, to amend the Master Lease for Radical Rides to include the sale of beer and wine at any time of the day. (Staff report by Paolo Ghio)

**The Committee unanimously approved lifting the time restrictions for the sale of alcohol, adding the operator may not run more than 12 jet skis maximum in the water at one time, the operator has to close by 7:30 pm on July 4th and not open at all on the Saturday of Blue Angels weekend.**

C. ADMINISTRATIVE COMMITTEE, MS. KAREN SINDEL, CHAIRWOMAN, MR. JERRY WATSON AND MS. TAMMY BOHANNON, MEMBERS

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

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

**Upon motion of Ms. Brigette Brooks seconded by Ms. Karen Sindel, the Board failed to approve the Consent Agenda as presented. (3-3) (Ms. Sindel, Ms. Gilley and Dr. Campanella voted in the negative.)**

SPEAKER:

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Mr. Bob West – Former Public Safety Director for the SRIA - He spoke against approval of Item #4, (Roger Bevans' permission to sell beer and wine at any time of the day, with certain additional restrictions). He pointed out it is a very congested area, there have been lots of collisions in the area already and that ferries would be added to the area soon. He stressed the importance of a safety plan, and holding each business accountable for following it.

Ms. Gilley asked if the SRIA Board could recommend to the BOCC that they pass an ordinance to level the playing field for all leaseholders that rent jet skis.

Ms. Bohannon stated that the only time a Master Lease can be changed is when the leaseholder comes to the SRIA with a request.

Ms. Gilley said she wants to treat everyone fairly.

Dr. Campanella stated Mr. Bevans doesn't need to have the amendment drawn up if he disagrees with restrictions. He stated the vendors have agreements amongst themselves and each other accountable.

Ms. Bohannon stated the Board wasn't putting any more restrictions on Mr. Bevans than what he said he already did, she doesn't see why he's upset.

Discussion followed.

Ms. Gilley asked if there were Board Members that wanted this item pulled from the Consent Agenda.

Ms. Brooks pointed out that the terms were agreed to in the Committee Meeting.

**Upon motion of Ms. Janice Gilley seconded by Ms. Karen Sindel, the Board voted to reconsider the vote by which the Consent Agenda failed. (4-2) (Ms. Bohannon and Ms. Brooks voted in the negative.)**

**Upon motion of Ms. Janice Gilley seconded by Ms. Karen Sindel, the Board voted unanimously to amend the Consent Agenda to remove Item #4 (Request by Roger Bevans, Radical Rides, to amend the Master Lease for Radical Rides to include the sale of beer and wine at any time of the day). (6-0)**

**Upon motion of Ms. Karen Sindel seconded by Ms. Tammy Bohannon, the Board unanimously approved the Consent agenda as amended, without Item #4 included. (6-0)**

More discussion followed on the item.

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Ms. Brooks said she doesn't think everyone is treated equally, and isn't sure that that's necessary. She said the Board makes the best decisions based on the circumstances at any given time.

Ms. Bohannon would like to see a mandatory safety plan incorporated into the lease.

Ms. Gilley suggested having Ms. Stebbins look at all the leases of the jet ski vendors and see if they have alcohol regulations, safety plans or the number of jet skis a leaseholder can have. She still believes an ordinance is the way to regulate this activity.

Ms. Bohannon disagrees with getting the County involved, as the SRIA manages businesses through their leases.

Ms. Schrock stated that the Master Leases don't state the number of jet skis a vendor is allowed to operate.

**Upon motion of Dr. Tom Campanella seconded by Ms. Janice Gilley the Board unanimously approved to hold this item in Committee for further discussion at the April 25, 2018 Meeting, and to have the vendors sign off on the summary of their meetings with Mr. Ghio, in good faith. (6-0)**

Ms. Gilley asked staff to have Mr. Stebbins prepare a matrix after a review of the leases of the vendors that rent jet skis, including the number of allowable jet skis, any alcohol regulations and any safety plans.

## 12. REPORTS

### A. ATTORNEY'S REPORT

Mr. Stebbins had already left the meeting at this time.

### B. ENGINEER'S REPORT

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

### C. DEVELOPMENT SERVICES DIRECTOR REPORT

Ms. Forte submitted the monthly report for the review of the Board, in the absence of Mr. Ghio.

## 13. VISITOR'S FORUM

SPEAKER:

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James Crittenden – He is a 24 year beach resident that lives on Ariola Drive. He complained about Spring Break issues, that it has turned into “lawless chaos”. He said the kids turn the street into a drunk street party, and they frequently expose themselves. He said they will not get out of the road and it’s only a matter of time before someone is hit by a car trying to get to their home. He questioned the large event gathering permit and asked how these people were able to have these parties with many more people than 35, and nothing was enforced. He said he spoke to deputies frequently and knew that they were doing the best they could to enforce the rules. He stated property management was also contacted, and he had thought about renting his own deputy.

Ms. Bohannon questioned how this was even possible, as renters are supposed to be over age 25? She pointed out that that would mean they were underage drinking, as well. She believes holding the rental companies accountable would be a good remedy.

Ms. Schrock said she has requested a meeting with Mr. Ghio and Lt. Pachuki the week of April 23, and will discuss this with them.

More discussion followed.

SPEAKER:

Christian Wagley – He is dedicated to a healthy Gulf of Mexico, and pointed out there is a renewed threat of drilling oil. He invited everyone to a press conference at Casino Beach Bar on Friday, April 20 at 9:56 am (The anniversary of the BP oil spill)

SPEAKER:

Terry Preston – She stated the problems on Ariola Drive are not just during Spring Break and it’s not fair to the people that live there. She said people are building large homes and offering them up as even spaces, sleeping 38 people. She said people lie to property management companies when renting spaces.

Ms. Gilley asked if the Board should start asking how many bedrooms, etc. were being built under the “single family residential” new house plans.

Ms. Forte answered, pointing out that house plans can’t get denied approval if they meet all the zoning and building regulations. She said the only thing that single family homes can’t have is 2 kitchens, and they do deny plans for those.

Ms. Bohannon wants the ROW taken back on Ariola and the shoulders hardened for



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parking.

14. BOARD MEMBER'S FORUM

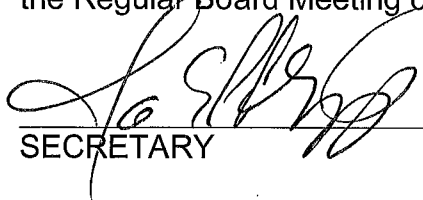
Ms. Bohannon asked that the Board consider not renewing the Master Leases that do not pass along the lease fee reduction to their sub-lessees.

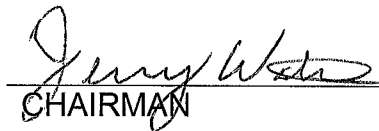
Ms. Schrock reintroduced AJ Powell to the Board.

Mr. Watson gave his condolences to Ms. Gilley in the death of her Grandfather.

15. ADJOURN

There being no further business to come before the Board, Chair Jerry Watson declared the Regular Board Meeting of the SRIA Board adjourned at 6:54 p.m.

  
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SECRETARY

  
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CHAIRMAN

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