



**SANTA ROSA  
ISLAND AUTHORITY**

**BOARD MEMBERS**

Tammy Bohannon  
Chairwoman  
Dave Pavlock  
Vice Chair  
Thomas Campanella  
Secretary Treasurer  
Jerry Watson  
Acting Secretary Treasurer  
Karen Sindel  
Member  
Janice Gilley  
Member  
W. A. "Buck" Lee  
Executive Director

**SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
APRIL 8, 2015  
5:00 P.M.**

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday April 8, 2015 beginning at 5:08 p.m. Members in attendance were: Mr. Dave Pavlock, Mr. Jerry Watson, Dr. Thomas Campanella, Ms. Janice Gilley, via teleconference and Ms. Tammy Bohannon, Chairwoman. Ms. Karen Sindel joined the meeting at 5:15 p.m. Chairwoman Bohannon led the Pledge of Allegiance followed by a moment of meditation.

4. **APPROVAL OF MINUTES (Regular Board Meeting – 03/11/2015)**

**Upon motion of Mr. Jerry Watson seconded by Mr. Dave Pavlock, the Board unanimously approved the minutes of the Regular Board Meeting (03/11/2015) as presented. (5-0)**

5. **CHANGES OR ADDITIONS TO AGENDA**

6. **ADOPTION OF AGENDA**

**Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Board unanimously approved the amended agenda. (5-0)**

7. **CHAIRWOMAN'S COMMENTS**

Ms. Bohannon told the audience about the SRIA Board Workshop on Friday, April 24, 2015, (in the SRIA Boardroom) which is not open for public input. The meeting is regarding the future of the SRIA and possible funding sources.

Mr. Lee stated there would be a meeting held Thursday, April 23, 2015, 5:30 p.m. at the Pensacola Beach Church that is open for public comment on the SRIA and its future.

8. **PENSACOLA BEACH VISITOR'S INFORMATION CENTER**

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
APRIL 8, 2015  
5:00 P.M.

Ms. Nicole Stacey presented the report to the Board. She also invited the Board to Buisness After Hours.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (03/25/2015) MR. DAVE PAVLOCK, CHAIRMAN, MS. JANICE GILLEY AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 – Approval of Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2015 Turtle Monitoring Season (Staff report by Paolo Ghio)

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

Item # 2 – Approval of the Inter local Agreement between ECAT and the SRIA for trolley service, 2015. (Staff report by Paolo Ghio)

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

Item # 3 - Request approval of the contract for Mr. Jeffrey S. Ward to manage the approved 2013 FEMA Mitigation Grant Project and to write the FEMA Mitigation Grant application for the upcoming 2015 cycle. (Staff report by Paolo Ghio)

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

Item # 4 – Request by Kevin and Deborah Jobe – Lot 21, Block 8, Villa Segunda, 1006 Maldonado Dr. – Request to construct an in ground swimming pool with an encroachment of 12' in to the 20' rear yard setback. (Staff report by Paolo Ghio)

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

B. DEVELOPMENT & LEASING COMMITTEE, (03/25/2015) MS. KAREN SINDEL, CHAIRWOMAN, MS. JANICE GILLEY AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Item # 1 – Request by Kona Ice of Gulf Breeze, LLC d/b/a Kona Ice, to operate a mobile vending truck in Casino Beach Public Parking lot. (Report by Mike Stebbins)

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
APRIL 8, 2015  
5:00 P.M.

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

Item # 2 – Request by H.E.& Susan Newkirk, Key Sailing – 500 Quietwater Beach Rd. # 14 – to sublease to Michael Neyra, Old Habana Cuban Café, to operate a restaurant and bar from leasehold property. (Staff report by Robbie Schrock)

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

C. ADMINISTRATIVE COMMITTEE, (03/25/2015) MS. TAMMY BOHANNON,  
CHAIRWOMAN, MR. JERRY WATSON AND MS. KAREN SINDEL, 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.**

Item # 2 – Request to allocate the remaining balance of \$27,500.00 from the \$35,000.00 4<sup>th</sup> Cent TDT given to the SRIA by Commissioner Robinson. (Staff report by Robbie Schrock)

**The Committee unanimously approved allotting \$27,500.00 to E.W. Bullock, to be used for advertising relating to eco-tourism.**

Item # 3 – Request by Al Kelley – 214 Via de Luna – renew his residential lease for an additional 99 year period. (Staff report by Mike Stebbins)

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

**The following item was pulled for discussion per the Master Leaseholder.**

Item # 4 – Request by Robert Rinke, Pensacola Beach Boardwalk, to discuss open containers on Pensacola Beach Boardwalk. (Report by Mike Stebbins)

**Upon motion of Mr. Jerry Watson seconded by Mr. Dave Pavlock, the Board unanimously approved the Consent Agenda as amended. (5-0)**

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
APRIL 8, 2015  
5:00 P.M.

REGULAR AGENDA

10. OLD BUSINESS

Item # 1 - Request by John J. Castleberry, Pensacola Beach Elementary School – 900 Via de Luna - for the SRIA to pay “rental fees” for the placement of the containers located on their leasehold property. (Report by Thomas Campanella)(Referred from March 11, 2015 Regular Board Meeting)

Ms. Robbie Schrock gave the background on this item.

SPEAKER:

Jeff Castleberry – Principal of the Pensacola Beach School. He stated the school provides free parking for events such as weddings, people play on the playground for no charge, and over 100 families from the school live on the beach and pay lease fees and eat in the restaurants on the Island. He stated the SRIA's dumpsters are on their leased property and they want to rent us space for \$1,000.00 a month, however now it's down to \$750.00 a month. He stated the school pays their own bills and doesn't get help from a big district.

Ms. Bohannon stated she strongly supports renting the property from the school.

Mr. Pavlock stated he had to follow the advice of the SRIA attorney, and had to vote against this. He said he didn't want to go against the Attorney General's letter of 2004.

Discussion followed as to whether this would be considered funding for the school, and whether or not it would be legal.

Mr. Pavlock asked if an alternative site had been found, and was told yes.

Mr. Morgan, from Public Works stated either in the front SRIA parking lot, using 2 spaces in the corner, or at Park East.

Mr. Watson asked when the dumpster was placed at the school and if a rental fee was discussed from the start. He stated an alternate place had been located for the dumpster, and the SRIA didn't need to pay rental on a container site.

Ms. Bohannon disagrees with using parking spots in the core to hold the dumpsters. She stated the direct question had not been asked of the Attorney General, and suggested Mr. Stebbins ask him specifically if this was allowed.

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
APRIL 8, 2015  
5:00 P.M.

Ms. Gilley stated there had been substantial changes to charter school legislation, and perhaps it was possible now to help the school in some way.

Mr. Stebbins stated the Attorney General's opinion was based on the SRIA Special Act, and that hadn't changed, but he would be happy to reach out to the Attorney General.

Dr. Campanella agrees with Ms. Gilley, and asked Mr. Stebbins to look into this. He stated the SRIA has taken advantage of the school's property for years, and they should have remuneration.

Mr. Stebbins stated he will bring back a letter for review of the Board.

**Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, the Board unanimously approved keeping this item in Committee, and Mr. Stebbins drafting a letter to request a new opinion from the Attorney General, reflecting the current set of circumstances. (3-0)**

Mr. Stebbins will bring the letter back to the April 22, 2015 Committee Meeting for a review by the Board.

Item # 2 - Discussion regarding open air trolleys on Pensacola Beach. (Staff report by Paolo Ghio) (Pulled from Consent Agenda per legal request)

Mr. Ghio gave background on the item.

Mr. Stebbins explained the item had been pulled from the consent agenda due to the original motion not having a dollar amount specified, and since the last discussion, the cost estimate for the purchase of the three trolleys was higher. Mr. Stebbins stated that the letter sent by Robert Rinke agreed to a figure of \$630,000.00, however the total being quoted was \$675,000.00, so if the Board approved, \$45,000.00 would come from the SRIA.

SPEAKER:

David Forte – Project Manager Escambia County – He stated he had spoken with Mr. Rinke, and the quote Mr. Rinke had received was for \$210,000.00 for each trolley, and he had requested a “not to exceed” amount of \$675,000.00 in the agreements.

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
APRIL 8, 2015  
5:00 P.M.

Mr. Lee confirmed that he had the same conversation with Mr. Rinke.

Mr. Stebbins stated the Interlocal Agreement as well as the 6<sup>th</sup> Interim Agreement reflect "up to \$675,000.00".

**Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Board unanimously approved the 6<sup>th</sup> Interim Agreement and the Interlocal Agreement for the purchase of 3 open air trolleys, for up to \$675,000.00 to be taken from the Portofino Island Improvement Fund, plus an additional \$25,000.00 for a marketing map. (6-0)**

Item # 3 - Request by Carl and Chris Caughran – Lots 7&8, Block 7, Villa Segunda, 1107 Ariola Dr. – Request to construct an in ground swimming pool with an encroachment of 5' into the 20' rear yard setback and 3' into the 15' side yard setback. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and assured the Board that the last letter of no objection had been received from the neighbor.

**Upon motion of Mr. Dave Pavlock seconded by Ms. Karen Sindel, the Board unanimously approved the request by Carl and Chris Caughran – Lots 7&8, Block 7, Villa Segunda, 1107 Ariola Dr. – to construct an in ground swimming pool with an encroachment of 5' into the 20' rear yard setback and 3' into the 15' side yard setback. (6-0)**

Item # 4 - Request by Aaron and Patricia Elmone – Lot 10, Block 4, Santa Rosa Villas - 1769 Ensenada Dos – Request to construct Request to construct a 4'x 88' pier, 8'x12' terminal platform, a 4 pole 12'x12' uncovered boatlift and a 1'x12' kayak launch.( Staff report by Paolo Ghio)

Mr. Ghio gave the background on this item and stated there had been much opposition to this request, so it had been brought back to the Regular Board for further discussion.

Dr. Campanella pointed out that the Committee had voted 3-0 to deny the request.

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
APRIL 8, 2015  
5:00 P.M.

SPEAKER:

Dwight McMillian – Contractor for the Elmone's. He offered to answer any questions the Board had, there were none.

Dionie Lay – She stated she and her husband have lived on Ensenada Dos for 30 years and she strongly objects to the pier. She stated she was too emotional to give a reason for her opposition.

Bill Lay – He is opposed to the pier. He stated there has been a “gentleman's agreement” (to not have piers) that has worked for 30 years. He stated everyone has rights, but along with those rights comes obligations. He said the proposed pier has not just a single point of impact, it would impact the beach 2-3 miles in each direction. He stated the pier is not a “need”, and it spoils the beach.

Kay Keigley – She owns the property to the East of the applicant. She is opposed to the pier. She stated it would ruin the harmony of the neighborhood, obstruct their view of the water, and it is the intent of the neighborhood not to have piers. She read a letter from Joe Thornhill, who is also opposed to the pier. Mr. Thornhill lives on the other side of the applicant. He stated in the letter that one of the main reasons he and his wife bought their property is the beautiful non-obstructed view of the waterfront. He stated he was happy to learn the neighbors had a long standing agreement to not build piers. He also stated if a pier was constructed next door, it would block the panoramic views of the sound, and interfere with water activities.

Gene Reddick – President of Sugar Bowl HOA – He was speaking for 18 residents, all of which oppose the construction of the pier. He is opposed to the pier because most of the damage done to his home in the last two hurricanes was from piers that had come out of the water into his back yard, tore out his garage doors, took out his fences and created lots of debris on the beach. It cost him several thousand dollars to have the pieces removed and he does not want that to happen again.

Sally Chamberlin – Thanked the Committee for voting to deny the request, and encouraged the entire Board to vote to deny the pier. She stated letters of objection have been given from 100% of the neighboring waterfront homeowners on Ensenada Dos, and neighbors from SugarBowl. She is thankful for the Covenants and Restrictions that clearly states the SRIA Board has the right to refuse this permit. She stated for over 40 years, the neighbors have agreed not to have piers in their

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
APRIL 8, 2015  
5:00 P.M.

neighborhood and have relied on the Covenants to protect them from situations such as this. Ms. Chamberlin said the pier would dramatically change what she loves about her home. She said the pier would forever change the beautiful unobstructed view of the waterfront, and impede many water activities, including kayaking, paddle boarding, fishing, running and walking along the shoreline. She is concerned about the destruction of property after a storm, as well as unsightliness of the debris. She claimed a pier would ruin the harmony of the waterfront neighborhood the neighbors have enjoyed for many years. She told of a builder in Escambia County that tried to change the intent of a neighborhood, but was not allowed to, due to all the objections of the neighborhood. The builder was made to conform to the intent of the neighborhood. She stated the neighbors of the applicant were passionate about having the waterfront remain as it is, in its natural state. She said it specifically stated in the lease that lessees are subject and bound by the Covenants and Restrictions of the property.

Will Dunaway – Attorney for the Elmore's - he asked for a copy of the April 3, 2015 letter he wrote, along with exhibits # 1-9 be "moved into evidence".

Dr. Campanella pointed out the meeting was not a quasi-judicial hearing, and stated these items would be included in the record of the meeting.

**Upon motion of Ms. Karen Sindel seconded by Mr. Dave Pavlock, the Board voted unanimously to include the April 3, 2015 letter from Mr. Dunaway, as well as exhibits # 1-9 in the official record of the meeting. (6-0) (See Attached)**

Mr. Dunaway asked for confirmation that staff recommended approval on this request since it met all the LDC requirements, and Ms. Sindel stated yes, that was staff's recommendation.

Mr. Dunaway further stated the objections raised were based on disturbing the harmony of the neighborhood, the views would be obstructed, and the gentlemen's agreement that was in place between all the neighbors.

Mr. Dunaway stated there was no documentation of the gentlemen's agreement.

Ms. Sindel explained the next step in the process, if either side wants to, is to appeal to the Planning Board.



SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
APRIL 8, 2015  
5:00 P.M.

Ms. Bohannon stated the reasons she has for denying the request include the following: precedence with Sugar Bowl not having any piers prior to any homeowner's associations, there has been a neighborhood agreement since its inception, it's the only pristine area left on the beach, the Board has the right, per the General Covenants and Restrictions, to deny a pier, it would obstruct water activities, there is a possibility of property value decline, and it would cause more damage in case of a natural disaster.

Mr. Stebbins advised the Board to make specific findings the evidence has shown, and include those in the motion.

Ms. Gilley read the portion from the General Covenants and Restrictions that the Board is basing their denial on, " Sec. 6 Paragraph B, Subsection 1 of the General Covenants and Restrictions, for the Santa Rosa Island Authority, February 10, 1949.:" *No building , fence, wall, walk, driveway, roadway, parking area, pier, dock, sea wall or other structure shall be commenced, erected or maintained, nor shall any addition to or change or alteration therein be made until plans and specifications showing the nature, kind, shape, height, materials, floor plans, type of foundation, structural design, color scheme and location of such structure or work to be done, and the grading and planting plan of the plot to be built upon, shall have been submitted to and approved in writing by the Authority and a copy thereof as finally approved filed in writing by the authority. The Authority shall have the right to refuse to approve any such plans and specifications or grading or planting plan which may not be suitable or desirable in its opinion for the aesthetic or other reasons;*" She pointed out the Covenants also referred to "harmony with the surroundings", which would apply in this situation as well.

Mr. Stebbins still encouraged specific findings to be included, if the Board believes they should be listed as part of their basis that this might not be desirable.

Mr. Pavlock made a motion which was seconded for discussion by Ms. Sindel.

Much discussion followed.

Ms. Sindel pointed out this item will move forward to the Escambia County level, whether the SRIA Board approves tonight or not. She requested all the Sugar Bowl residents as well as anyone that had written a letter regarding this item be included in

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
APRIL 8, 2015  
5:00 P.M.

the notification, on top of the usual surrounding 500 feet that are typically notified in this type of action.

Ms. Bohannon passed the Chair to Mr. Pavlock and asked to amend the motion. Her request was seconded by Ms. Sindel and passed by unanimous vote from the Board, 6-0. The Chair was passed back to Ms. Bohannon.

**Upon amended motion of Mr. Dave Pavlock seconded by Ms. Karen Sindel, the Board unanimously voted: Based on the Santa Rosa Island Authority's (SRIA) authority to allow or disallow proposals that are made to the SRIA, and the fact that it is up to each individual (Board Member) to ascertain whether these are the best directions that the Island can take for the best future use of the land and to maintain the existing harmonious character of the neighborhood, Mr. Pavlock moves that the Board uphold the recommendation of the Committee and deny the applicant's request. This result is based on the findings that a precedence has been set by a prior SRIA Board to deny a pier at the Sugar Bowl; there has been neighborhood agreement since inception; there has never been a pier there; it's the only pristine area left on the beach; the desire to maintain an aesthetic and harmonious location; the fact that the SRIA Board has the authority to deny the request per the General Covenants and Restrictions (referenced in the applicant's lease); a pier would obstruct water recreation such as paddle boarding, kayaking and swimming, amongst other things; there are concerns by neighbors of having their property values devalued; and concerns from neighbors over damage to their homes and /or adjacent property in the case of a natural disaster. The Board voted to deny the request 6-0.**

Discussion followed regarding the Board of Adjustments.

Item # 5 - Request by Richard McAlpin, Little Sabine Investment Group, LLC, to bifurcate and transfer existing Master Lease. (Report by Mike Stebbins)

Mr. Stebbins gave background on this item and explained the proposed bifurcation. He stated surveys still had not been completed. He reviewed all the proposed documents with the Board.

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
APRIL 8, 2015  
5:00 P.M.

SPEAKER:

David Taylor – Attorney for Mr. McAlpin – He stated the surveys were expected to be complete early next week.

Richard McAlpin – He showed the current survey to the Board and explained what would be bifurcated.

Discussion followed on the South Harbour parking lot.

John Asmar – Attorney for the Sandshaker – He stated the Sandshaker supports this as presented with two conditions; there is a pedestrian easement entered at closing in favor of the Sandshaker to and from Little Sabine, and approval is subject to legal signoff on the legal descriptions.

Discussion followed regarding density and parking, neither of which will be impacted.

Ms. Bohannon voiced concerns over this transaction and the potential future impact.

**Upon amended motion of Ms. Karen Sindel seconded by Mr. Dave Pavlock, the Board unanimously accepts the proposed bifurcation documents subject to staff and legal signoff, as well as a pedestrian easement to and from Little Sabine to be granted to the Sandshaker at closing, and a renewal term of 25 years. (6-0)**

11. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

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

B. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board and explained 2 foreclosures in his report.

C. ENGINEER'S REPORT

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

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
APRIL 8, 2015  
5:00 P.M.

D. DEVELOPMENT SERVICES DIRECTOR REPORT

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

12. VISITOR'S FORUM

SPEAKER:

Vikki Garrett – West Florida Regional Planning Council – She announced the Public Input Meeting for Thursday, April 23, 2015 at 5:30 at the Beach Church.

Ms. Bohannon asked her about the SRIA Board Workshop on Friday April 24, 2015.

Ms. Garrett said logistics were still being worked out, however she anticipated the consultants making a presentation and the Board asking questions and giving input and feedback.

Discussion was held on the various advertising mediums for the meetings.

Russell Belanger – He voiced complaints over the walking/bike path being utilized by motorized vehicles and underage drinking. He was encouraged to contact the Sheriff's Department for both items for enforcement purposes.

13. BOARD MEMBER'S FORUM

Mr. Pavlock asked about taking action on the abandoned piers, perhaps using aerial photos.

Mr. Ghio stated each pier owner has to record a pier amendment, which hold them responsible for the state of their pier.

Discussion followed, with Ms. Sindel offering the use of her white boards at work that run Google Earth.

Mr. Pavlock suggested using the new trolleys for other purposes, such as running eco-tours, going to the Navy base the watch the Blue Angels practice, perhaps having a convention hire them to go into town.

Discussion followed over the use of the trolleys.


Ms. Bohannon requested the policy of notifying neighbors on construction requests be added to April 22, 2015 Committee Meeting for discussion.

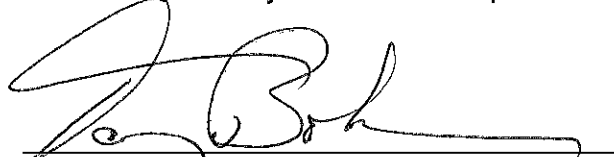
SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
APRIL 8, 2015  
5:00 P.M.

Discussion followed.

14. ADJOURN

There being no further business to come before the Board, Chairwoman Bohannon declared the Regular Board Meeting of the SRIA Board adjourned at 7:18 p.m.

  
SECRETARY

  
CHAIRWOMAN

(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.)