



**SANTA ROSA  
ISLAND AUTHORITY**

**BOARD MEMBERS**

Dave Pavlock  
Chairman

Thomas Campanella  
Vice Chairman

Jerry Watson  
Secretary Treasurer

Karen Sindel  
Acting Secretary Treasurer

Janice Gilley  
Member

Tammy Bohannon  
Member

**SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 10, 2016  
5:00 P.M.**

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday February 10, 2016 beginning at 5:02 p.m. Members in attendance were: Dr. Thomas Campanella, Mr. Jerry Watson, Ms. Karen Sindel, and Ms. Tammy Bohannon (in at 5:10). Ms. Janice Gilley was absent. Mr. Dave Pavlock, Chairman, led the Pledge of Allegiance followed by a moment of meditation.

4. **APPROVAL OF MINUTES (Regular Board Meeting – 1/13/2016)**

**Upon motion of Ms. Karen Sindel seconded by Dr. Thomas Campanella, the Board unanimously approved the minutes of the Regular Board Meeting (1/13/2016) as presented. (5-0)**

5. **CHANGES OR ADDITIONS TO AGENDA**

6. **ADOPTION OF AGENDA**

**Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Board unanimously approved the agenda as presented. (5-0)**

7. **CHAIRMAN'S COMMENTS**

Mr. Pavlock showed pictures of Beach erosion he had taken.

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

Mr. Forte presented his report for the review of the Board. A brief discussion was held on the new SunPass system that will be installed at the toll plaza. He introduced the Volkert representative that will be working on the Pensacola Beach congestion management plan.

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SPEAKER:

Mike Warnke – Volkert – He stated there will be plenty of public input on the congestion plan.

Mr. Forte said he would provide a final scope of work to the SRIA Board, and that this was an Escambia County funded project.

Mr. Ghio stated the plans would come back to the SRIA Board for input at the 30% development stage.

Dr. Campanella voiced concerns over irregularities and conflicts of interest in regard to the Master Plan for the Island. He said he would be watching and questioning Mr. Forte and Escambia County on this project.

Mr. Forte stated the project in question is a traffic relief project, NOT the Master Plan. He confirmed nothing will be done without the SRIA's and the public's input.

A brief discussion followed on ECAT and the use of the service road.

9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Nicole Stacey presented the report to the Board.

10. SPECIAL PRESENTATION BY EILENE BEARD, SCUBA SHACK

Ms. Beard presented a video presentation to the audience.

A brief discussion was held on possible surfing reefs.

CONSENT AGENDA

11. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (1/27/2016) MS. KAREN SINDEL, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 - Request by Boyd Young, LLC – 909 Ariola Dr.- Lots 9&10, Block 9, Villa Segunda, – to construct a 12' x 36' in ground swimming pool with an encroachment of 15' into the 20' rear yard setback. (Staff report by Paolo Ghio)

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

Item # 2 - Request by Gulfwind Management LLC (Lucian Dancaescu, Developer,) to extend the Development Agreement created by Conditional Use (CU-2007-17) for 20 Via De Luna,(currently Sunray Village Owners Association) (former Clarion/ proposed Island Empress property) for an additional year for construction to begin. (Staff report by Paolo Ghio)

**The Committee unanimously approved staff's recommendation, starting 3/25/2016 – 3/25/2017.**

Item # 3 - Discussion regarding the placement of public snorkeling and fishing reefs in the Gulf and the Sound. (Staff report by Paolo Ghio)

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

Item # 4 - Discussion regarding revised list for Capital Improvement with a 2 year plan for Pensacola Beach.(Referred from December 9, 2015 Committee Meeting)(Staff report by Paolo Ghio)

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

- B. DEVELOPMENT & LEASING COMMITTEE, (1/27/2016) DR. THOMAS CAMPANELLA, CHAIRMAN, MS. KAREN SINDEL AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Request by Jeff Walton, d/b/a Sandy Toes Beach Service, to operate a beach rental service on the public area behind Crab's – 6 Casino Beach Boardwalk (Staff report by Paolo Ghio)

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

Item # 2 – Request by Mike Pinzone, Sunset Holding Company, Inc. – 41 Ft. Pickens Rd. – to sublease to Matt Lafon, d/b/a CB Tacos, to operate at carry out/fast food restaurant from leasehold property. (Staff report by Robbie Schrock)

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

Item # 3 – Request by Harry Newkirk, Key Sailing – 500 Quietwater Beach Rd. – to sublease to Jim Pilurs, d/b/a "No Name" Restaurant operating from leasehold property. (Staff report by Robbie Schrock)

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

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C. ADMINISTRATIVE COMMITTEE, (1/27/2016) MS. JANICE GILLEY, CHAIRWOMAN,  
MS. TAMMY BOHANNON AND MR. JERRY WATSON, 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 by Allan & Judy Rose – 308 Ariola Dr. – to renew their residential lease for an additional 99 year period. (Staff report by Mike Stebbins)

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

Item # 3 – Request by Geoff Brodersen, attorney for Shell, Fleming, Davis & Menge, for the SRIA to amend the Lease Fee Reduction Policy. (Report by Mike Stebbins)

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

**Upon motion of Dr. Thomas Campanella seconded by Ms. Karen Sindel, the Board unanimously approved the Consent Agenda as presented. (5-0)**

REGULAR AGENDA

12. OLD BUSINESS

Item #1 - Approval of appraisal and RFP for sale/lease of public property located adjacent to the current ECUA water storage tank for reclaimed water storage tank. (Staff report by Paolo Ghio)

Mr. Ghio read the background for the item.

**Upon motion of Dr. Thomas Campanella seconded by Ms. Karen Sindel, the Board unanimously approved the appraisal and the RFP for the sale/lease of the public property located adjacent to the current ECUA water storage tank, as presented. (5-0)**

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13. REPORTS

A. ATTORNEY'S REPORT

Mr. Stebbins submitted his report for the review of the Board and explained the settlement proposal for the Epps' case.

**Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Board unanimously authorized a settlement of \$25,000.00 to be paid in the Epps' case. (5-0)**

Mr. Stebbins told the Board that the Pensacola Beach Inc. vs. Pensacola Beach LLC case is active again, and asked for an attorney/client meeting on February 24, 2016 to bring the SRIA Board up to date on the case.

B. ENGINEER'S REPORT

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

Mr. Pavlock asked what was done with the old trolley benches that had been replaced.

Mr. Ghio stated they were going to be recycled in other areas of the Beach.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

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

A brief discussion was held regarding the nourishment project and the amount of pipe that still has to be laid. Bad weather has been a delaying factor.

Mr. Ghio told the Board he is going to the Board of County Commissioners (BCC) Committee of the Whole tomorrow, 2/11/2016. He said his choice would be to make adjustments to accommodate the transition, but maintain govern ship of the Island, with perhaps different funding sources. He stated the reason there is a congestion issue during the summer is because the SRIA has done a great job with this Island.

Ms. Bohannon stated she can't attend the meeting, but that her Commissioner wants the SRIA to be proactive and have a discussion on lease fees. She said there were still issues between Master Leaseholders and sub-lessees that need to be worked out. She suggested having a workshop, and also research the costs associated with fee simple. She suggested perhaps a Resort Tax would be a good funding mechanism. She would like for the SRIA to stay "as is" for another year, in order to

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work through the Master Leaseholder situation.

Mr. Watson stated he hoped the BCC doesn't expect a complete answer in the morning, and that the SRIA Board needs time to meet and think about what they want.

Mr. Ghio stated he was going to ask the BCC to wait and see how the first full summer goes with Public Safety and Public Works reporting to Escambia County. He said we have a strong partnership with the County, but it needs time to develop.

Mr. Pavlock suggested having Ms. Bohannon and Dr. Campanella take the lead in a special meeting to lay the ground work for the future. He said Ms. Bohannon and Dr. Campanella have a vision, since they live on the Island.

Ms. Sindel agreed another year is needed to test the waters. She is in favor of further reduction of lease fees, but said parameters needed to be defined in a series of meetings and discussions. She has complete faith in Mr. Ghio to speak to the BCC at the COW.

Mr. Ghio stated the budget for 2017 would be a major point of discussion if the SRIA isn't assured of a revenue stream.

More discussion followed.

Dr. Campanella said he would instruct Mr. Ghio to "move forward and maintain the status quo". He pointed out Escambia County is using escrowed funds to pay Public Works and Public Safety, and the SRIA needs a funding stream. He said no decisions could be made until the funding is assured. He is in favor of maintaining at least through 2016, and maybe 2017.

**Upon motion of Dr. Thomas Campanella seconded by Ms. Tammy Bohannon, the Board unanimously approved of instructing Mr. Ghio to move forward, proceeding as we are, maintaining the "status quo" for the next 1-2 years, allowing time to iron out multiple leasehold problems and identify funding streams. (5-0)**

14. VISITOR'S FORUM

SPEAKER:

Jim Cox – He said he is delighted with the Board's approach to the future. He suggested asking Public Works and Public Safety to make quarterly reports to the SRIA Board (April, July and October).

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Ms. Bohannon said she has a meeting scheduled next week with the County to review some questions she has.

Dr. Campanella said it was a good idea, but he was waiting to ask questions until after the Winter was over. He pointed out that Jack Brown promised to keep the level of service through 2016.

Ms. Sindel left the meeting at 6:20 p.m.

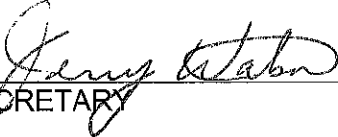
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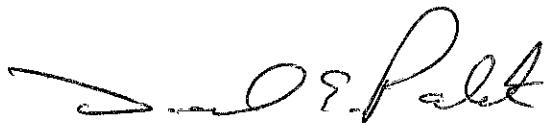
Lt. Frank Forte gave an update on his department. He stated Mardi Gras went well, and he will be meeting with EMS to make some changes for next year.

15. BOARD MEMBER'S FORUM

16. ADJOURN

There being no further business to come before the Board, Chairman Pavlock declared the Regular Board Meeting of the SRIA Board adjourned at 6:25 p.m.

  
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SECRETARY

  
\_\_\_\_\_  
CHAIRMAN

(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.)