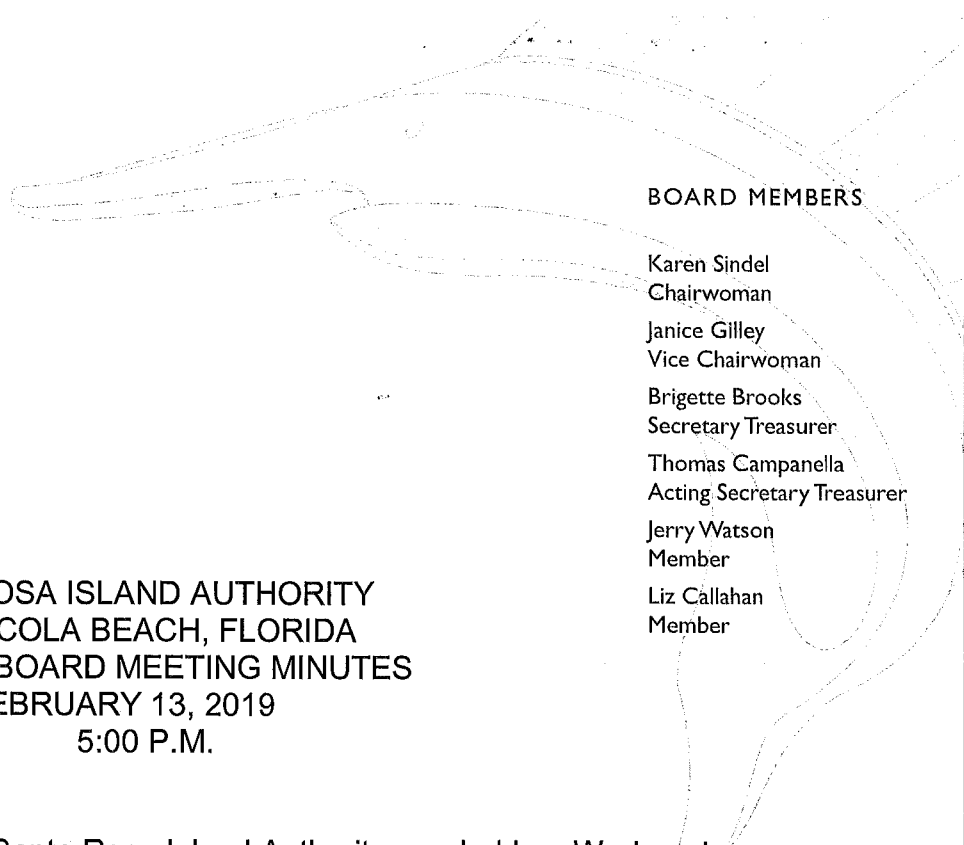




**SANTA ROSA  
ISLAND AUTHORITY**



**BOARD MEMBERS**

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

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

1-3. A scheduled meeting of the Santa Rosa Island Authority was held on Wednesday February 13, 2019, beginning at 5:01 p.m. Members in attendance were: Ms. Liz Callahan, Dr. Thomas Campanella, Ms. Brigette Brooks, and Mr. Jerry Watson, and Ms. Janice Gilley, acting as Chair in Ms. Karen Sindel's absence. Mr. Watson led the Pledge of Allegiance, followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 01/09/2019)

**Upon motion of Mr. Jerry Watson seconded by Ms. Brigette Brooks, the Board unanimously approved the minutes of the Regular Board Meeting (01/09/2019) as presented. (5-0)**

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

**Upon motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the Board unanimously approved the agenda as presented. (5-0)**

7. CHAIR'S COMMENTS

The Acting Chair had no comments.

8. COMMISSIONER BENDER'S COMMENTS

The Commissioner wasn't in attendance.

9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

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

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

Mr. Forte said he would answer any questions the Board had regarding his report, and gave an update on the parking lots being built beside the Sheriff's substation and the lot located at the site of the old Visitor's Information Center.

CONSENT AGENDA

11. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, MS. JANICE GILLEY,  
CHAIRMAN, MS. LIZ CALLAHAN AND MS. KAREN SINDEL, MEMBERS

Item # 1 – Request approval to modify existing SRIA Pier Amendment and update SRIA Lease Policy. (Staff report by Paolo Ghio)

**The Committee unanimously approved the request to modify existing SRIA Pier Amendment and update SRIA Lease Policy.**

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

Item # 1 – Request by Robert Rinke, Pensacola Beach Holdings, LLC – 400 Quietwater Beach Rd. – to renew the outdoor license agreements for seating for Lucas' Wine Bar, the Boardwalk Café, and Papa's Pizza. (Staff report by Robbie Schrock)

**The Committee unanimously approved renewal of the license agreements for outdoor seating for Lucas' Wine Bar, the Boardwalk Café, and Papa's Pizza, for \$500.00 annually, with no auto-renewal of the agreements.**

Item # 2 – Request by Rich Chism, d/b/a Soundside Market – 5 Via de Luna # G-5 – to sublease to Michael Bush, Sweet Spot Productions, LLC, d/b/a Ice Cream Shoppe to operate an ice cream and sweet treat shop from leasehold property. (Staff report by Robbie Schrock)

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**The Committee unanimously approved the request by Rich Chism, d/b/a Soundside Market – 5 Via de Luna # G-5 – to sublease to Michael Bush, Sweet Spot Productions, LLC, d/b/a Ice Cream Shoppe to operate an ice cream and sweet treat shop from leasehold property, paying all applicable percentages and fees.**

C. ADMINISTRATIVE COMMITTEE, DR. THOMAS CAMPANELLA, CHAIRMAN, 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 – Approval of the SRIA Event Sponsorship Policy revision. (Staff report by Robbie Schrock)

**The Committee unanimously approved the revision of the Board Policy for Event Sponsorship, to reflect that sponsorship funds be limited to no more than \$1,000.00 per event each fiscal year, with no more than \$5,000.00 to each organization per fiscal year, from the allotted \$25,000.00 in the Sponsorship Fund.**

Item # 3 – Request by Ben Martin, Christian Surfers Pensacola, for a \$7,500,00 sponsorship for Family Beach Fest 2019. (Staff report by Robbie Schrock)

**The Committee unanimously approved a \$5,000.00 sponsorship for Family Beach Fest 2019. Mr. Martin is aware this will be the only sponsorship he will be awarded in FY 2019.**

**Upon motion of Ms. Liz Callahan seconded by Ms. Brigitte Brooks, the Board unanimously approved the Consent Agenda as presented. (5-0)**

REGULAR AGENDA

12. OLD BUSINESS

Item # 1 – Ongoing lease renewal discussion.

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Dr. Campanella suggested holding a Board Workshop to discuss lease renewals, and asked for staff to set a date. It was suggested that Mr. Stebbins and some staff be in attendance.

**Upon amended motion by Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board unanimously approved scheduling a Board Workshop to discuss lease renewals. (5-0)**

It was decided the workshop would be held on the day of a previously scheduled Board or Committee Meeting, from 3:00 pm to 5:00 pm.

### 13. NEW BUSINESS

Item # 1 – Request by Brian Lee Pougoulatos and Adrienne Michelle Pougoulatos as Trustees of the Brian L. Pougoulatos and Adrienne Michelle Pougoulatos Revocable Trust – 906 Ariola Dr. – 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)

Ms. Schrock gave the background on the item and stated staff recommended approval.

Ms. Brooks asked if it was standard for the SRIA to request an extension form be provided by the leaseholder.

Mr. Stebbins said he always asks the requestor to provide the document, and then he reviews and makes any needed changes. He said he wants it to be clear he only represents the SRIA.

Ms. Gilley stated she had looked up the tax activity on this property, and it appeared the leaseholders are paying full taxes on the property and structure. She acknowledged the County is able to review the SRIA's decision on this request, and that if this request passes, she would like to send a nice letter to the BOCC stating the property had been researched, it is paying taxes on the land and the improvements, and the SRIA took this action based on that body of evidence. She is hopeful this meets the standards the Commissioners are looking for.

Mr. Watson agrees with Ms. Gilley's suggestion.

Mr. Stebbins offered to help staff draft a letter.

Ms. Gilley said she would like to review the letter, prior to it being sent, and she wants to make sure it conveys the SRIA is trying to be a partner in these lease renewals.

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Mr. Ghio said he would send the draft to the Board, and reminded them to only respond to him, not to "all".

**Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board unanimously voted to approve staff's recommendation for renewal for another 99 year term for 906 Ariola Dr., (beginning January 2, 2054) under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals, sending the renewal amendment with a letter to the BOCC. The Executive Director is authorized to sign the letter, once it has been approved by the SRIA Chair or Vice Chair. (5-0)**

## REPORTS

### A. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board.

### B. ENGINEER'S REPORT

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

Brief discussion followed regarding mobi-mats, and the fact that the vendor Mr. Ghio, BDI and others met with, only brought a sample, not a working prototype. The vendor is to return with a larger sample that a wheelchair could be tested on. Mr. Huggins assured the Board that BDI wouldn't recommend any product that wasn't suitable.

### C. DEVELOPMENT SERVICES DIRECTOR REPORT

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

Discussion followed regarding the ROW clearing and stabilization of shoulders, specifically at Baby Beach.

## 14. VISITOR'S FORUM

### SPEAKER:

Leah Heffernan – She lives near Baby Beach and has concerns regarding the environmental impact of the road clearing. She stated Mr. Ghio came to the area

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quickly when called. She requested to see the plans for the project and asked about the noticing of neighbors regarding the clearing. She voiced concern over a tree on the beach, as she was told by a worker that everything was being cleared from the area.

Mr. Ghio agreed he was remiss in not sending out any notice to the neighbors regarding the activity.

Ms. Gilley asked Mr. Ghio to return to the area and check on the tree that Ms. Heffernan felt was in danger.

Shana Tucker – She is also unhappy about the work being done at Baby Beach, and asked if the parking for that area was studied and determined to be necessary.

Ms. Gilley assured her there had been many parking studies done, in general, for the Island.

Mr. Ghio explained the public safety need to clear the streets and ROWs on the Island.

Ms. Tucker reiterated the wish for the neighbors to have been notified.

Mr. Ghio once again agreed that noticing should have been done.

Ms. Gilley said some guidelines need to be established regarding noticing, whether it be the contiguous properties, or by a certain radius in relation to the project.

Dr. Campanella said a noticing procedure needs to be established in a Committee Meeting, not addressed at a Board Meeting, and he understands why the neighbors are upset, since they didn't get to see a plan for the project.

Mr. Watson said there needs to be a better process for the public to ask questions of staff on any new project.

Ms. Brooks suggested a better use of social media, in order to educate the public on projects.

SPEAKER:

Peter Neuhaus – He is unhappy with the Baby Beach project. He suggested posting plans on a board, similar to when a new home is constructed.

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Brief discussion followed regarding the public safety aspect of clearing the street.

Charles James – He said he had spoken with Mr. Ghio that morning, and that Mr. Ghio had explained the project to him. He said in the 5 years he has lived there, he hadn't experienced any parking issues, and feels the activity is unnecessary. He encouraged communication with public input on future projects.

Benjamin Stevenson – He is unhappy about the Baby Beach project and said he doesn't think there is a problem to be solved at that location, and feels enforcing rules already in place is a better solution. He believes the SRIA should have a vision for the Island and protect our beaches.

Ms. Gilley asked for a plan to be brought back to the Committee Meeting, so that in the future, there will be more understanding between the SRIA and the public regarding projects.

Mr. Ghio said he would have a discussion with Escambia County Public Works regarding answering questions from the public about projects.

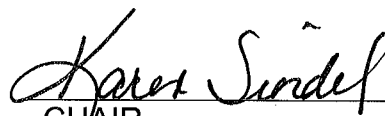
15. BOARD MEMBER'S FORUM

Ms. Callahan asked if a map could be projected during meetings in order to reference Island locations during meetings.

16. ADJOURN

**There being no further business to come before the Board, by motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, Acting Chair Gilley declared the Regular Board Meeting of the SRIA Board adjourned at 6:04 p.m. (5-0)**

  
\_\_\_\_\_  
SECRETARY

  
\_\_\_\_\_  
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.)