



SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
JANUARY 10, 2018  
5:00 P.M.

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday January 10, 2018 beginning at 5:04 p.m. Members in attendance were: Ms. Karen Sindel, Ms. Brigitte Brooks, Ms. Janice Gilley, Ms. Tammy Bohannon and Dr. Thomas Campanella. Mr. Jerry Watson participated via teleconference. Ms. Karen Sindel, Acting Chair, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 12/13/2017)

**Upon motion of Ms. Tammy Bohannon seconded by Dr. Tom Campanella, the Board unanimously approved the minutes of the Regular Board Meeting (12/13/2017) as presented. (6-0)**

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

**Upon motion of Dr. Tom Campanella seconded by Mr. Jerry Watson, the Board unanimously approved the agenda as presented. (6-0)**

7. CHAIRMAN'S COMMENTS

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

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

Ms. Bohannon asked why numbers were slightly down for the year.

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Ms. Westmoreland explained the change in traffic patterns in May was a factor, as well as all the rain and hurricanes the beach had last year.

Ms. Gilley asked how digital media is tracked.

Ms. Westmoreland said they don't track clicks right now, but are working on it.

Ms. Schrock stated the Visit Pensacola Beach website is tracked through E.W. Bullock and that they would be happy to come in and do a presentation for the Board.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE, MR. JERRY WATSON, CHAIRMAN, MS. KAREN SINDEL AND MS. JANICE GILLEY, MEMBERS

Item # 1 – Request by Beach Club for an extension to their current Amended and Restated Lease. (Report by Mike Stebbins)

**The Committee unanimously approved the request by Beach Club for a revised extension to their current Amended and Restated Lease.**

Item # 2 – Request by Sunset Holding Company, Inc., Mike Pinzone d/b/a Pensacola Beach Pier – 41 Ft. Pickens Rd. – to approve mortgages on the East and the West side Master Leases for a construction loan for improvements to the property. (Staff report by Mike Stebbins)

**The Committee unanimously approved the request by Sunset Holding Company, Inc., Mike Pinzone d/b/a Pensacola Beach Pier – 41 Ft. Pickens Rd. – to consent to mortgaging the East and the West side Master Leases for a construction loan for improvements to the property. All renovations are subject to first obtaining approval from the SRIA and all necessary permits and permissions from Escambia County.**

B. ADMINISTRATIVE COMMITTEE, MS. JANICE GILLEY, CHAIRWOMAN, MS. TAMMY BOHANNON AND MS. BRIGETTE BROOKS, MEMBERS

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

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

Item # 2 – Request by Ben Martin, Christian Surfers, for a \$7,500.00 sponsorship for the Family Beach Fest. (Staff report by Robbie Schrock)

**The Committee unanimously approved the request by Ben Martin, Christian Surfers, for a \$7,500.00 sponsorship for the Family Beach Fest.**

**Upon motion of Ms. Brigitte Brooks seconded by Ms. Tammy Bohannon, the Board unanimously approved the Consent Agenda as presented. (6-0)**

REGULAR AGENDA

10. OLD BUSINESS

Item # 1 – Discussion on Beach to Bay, LLC and Boardwalk improvements. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and explained staff's recommendations. He said he recommended rescinding the Board action taken November of 2017 regarding the setbacks at Beach to Bay, LLC and the additional square footage granted to Mr. Rinke on the Boardwalk to construct a non-licensable deck on the Soundside.

The Board decided to discuss and vote on each item one at a time.

- 1) Staff recommends the Board rescind the approval to modify the setbacks to Beach to Bay, LLC given at the November 8, 2017 SRIA Board Meeting.

Ms. Brooks is in favor of rescinding the action, and said the Board doesn't even know what the property will be used for.

Ms. Gilley stated everyone was put into a bad situation, and it was a good learning lesson. She sees nothing wrong with rescinding the action, and thinks the Board will be setting a good precedence.

Mr. Stebbins pointed out that Beach to Bay never actually accepted the proposal to move the setbacks.

**Upon motion of Ms. Brigitte Brooks seconded by Ms. Janice Gilley, the Board voted to accept staff's recommendation and rescind the approval**

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**given at the November 8, 2017 meeting which modified the setbacks for the Beach To Bay property. (5-1) Ms. Bohannon voted in the negative.**

- 2) Staff recommends the Board rescind the approval to expand the balcony to the Pensacola Beach Boardwalk of up to 2,531 sq. ft., given at the November 8, 2017 SRIA Board Meeting.

Dr. Tom Campanella stated this approval was part of a trade-off deal for the square footage that was being used at Beach to Bay for a multi-use path, and the 2 projects needed to be uncoupled.

Ms. Bohannon agreed it was an unfair trade off and needs to be rescinded.

Ms. Gilley stated whatever is done with the Boardwalk will be for the use of the public.

Mr. Stebbins asked if the offer to swap the properties had ever been agreed to by the owner, and Mr. Ghio confirmed it had not been agreed upon by the owner.

Ms. Bohannon voiced concerns over the lack of additional parking if square footage was added to the Boardwalk.

**Upon motion of Dr. Tom Campanella seconded by Ms. Brigitte Brooks, the Board unanimously approved staff's recommendation to rescind the approval granted on November 8, 2017 to add up to an additional 2,531 square feet on the Pensacola Beach Boardwalk. (6-0)**

- 3) Staff recommends the applicant submit a written proposal for the project at Beach to Bay, LLC wherein the solution for a multi- use path is proposed. *\*The proposal needs to include a time line for the start of the construction phase.*

**Upon motion of Ms. Janice Gilley seconded by Ms. Tammy Bohannon, the Board unanimously approved staff's recommendation to require a written proposal for the project at Beach to Bay, LLC wherein the solution for a multi-use path is proposed. The proposal will include a time line for the start of the construction phase. (6-0)**

Ms. Brooks asked how not having a proposal for the project will impact the County for their project.

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Mr. Ghio stated there will be no forward movement at this time, but he expects Mr. Rinke to present something at the January 24 Committee Meeting regarding the Boardwalk.

Ms. Bohannon questioned him moving forward with a Boardwalk project before the multi-use path is figured out.

Mr. Ghio said Mr. Rinke will have to meet with his sub-leasee to figure out the Beach to Bay property.

- 4) Staff recommends the applicant submit a written proposal for a project on the Pensacola Beach Boardwalk that identifies and describes all facets for the proposed scope of work, including proposed changes in use of existing businesses on the Boardwalk. *\*The proposal needs to include a time line for the start of the construction phase.*

Discussion followed regarding the parking at the Boardwalk.

Dr. Campanella stated the whole idea needed to be nixed, as it would take away from the public beach.

Mr. Ghio said he just wants whatever they come forward with as a project on the Boardwalk, to be in writing and as detailed as possible.

- 5) **Upon motion of Ms. Brigitte Brooks seconded by Ms. Janice Gilley, the Board unanimously approved staff's recommendation to require a written proposal for a project on the Pensacola Beach Boardwalk that identifies and describes all facets for the proposed scope of work, including proposed changes in use of existing businesses on the Boardwalk. The proposal needs to include a time line for the start of the construction phase.**

Ms. Bohannon stated the Board has many concerns over maintaining public access, and doesn't want Mr. Rinke to waste time and money on plans for the Boardwalk.

Ms. Sindel said a follow-up conversation needs to be had with Mr. Rinke regarding this situation.

Mr. Stebbins stated the Board's consideration of any proposal will not grant any rights to the applicant.

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Mr. Ghio said he will convey the Board's sentiments to Mr. Rinke, and it will be up to him whether or not he moves forward with a request.

Discussion followed regarding the multi-use path.

11. REPORTS

A. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board and reviewed a few items with the Board.

B. ENGINEER'S REPORT

Mr. Huggins submitted his report for the review of the Board, and told the Board about a potential project for phase 2 of the walkovers, the use of ADA compliant mats in place of constructing wooden walkovers, or in some cases, a hybrid of the two. He explained they are still waiting on approval from the State, but they would be a great innovative idea. He said they are a much cheaper alternative, and can be raised, lowered and brought in, in case of a storm.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

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

A brief discussion was held regarding the proposed round-abouts for Pensacola Beach.

12. VISITOR'S FORUM

There were no speakers.

13. BOARD MEMBER'S FORUM

Ms. Bohannon and Mr. Watson wished everyone a Happy New Year.

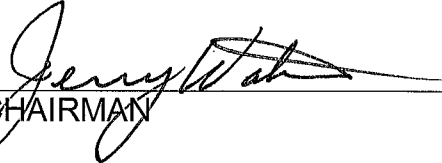
Ms. Sindel told everyone about an economic summit at Gulf Power on January 25.

14. ADJOURN

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There being no further business to come before the Board, Acting Chair Karen Sindel declared the Regular Board Meeting of the SRIA Board adjourned at 6:06 p.m.

  
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SECRETARY

  
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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.)