



**SANTA ROSA  
ISLAND AUTHORITY**

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

**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

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday July 8, 2015 beginning at 5:00 p.m. Members in attendance were: Mr. Dave Pavlock, Dr. Thomas Campanella, and Ms. Karen Sindel. Mr. Jerry Watson arrived at 5:03 p.m. and Ms. Janice Gilley was absent. Ms. Tammy Bohannon, Chairwoman, led the Pledge of Allegiance followed by a moment of meditation.
4. **APPROVAL OF MINUTES** (Regular Board Meeting – 06/10/2015)  
(Special Board Meeting – 6/22/2015)

**Upon motion of Dr. Thomas Campanella seconded by Ms. Karen Sindel, the Board unanimously approved the minutes of the Regular Board Meeting (06/10/2015) as presented. (4-0)**

**Upon motion of Dr. Thomas Campanella seconded by Mr. Dave Pavlock, the Board unanimously approved the minutes of the Regular Board Meeting (06/22/2015) as presented. (4-0)**

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 agenda as presented. (4-0)**

7. CHAIRWOMAN'S COMMENTS

Ms. Bohannon read an email from Liz Hewson, praising the parking changes on Ariola Dr.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Nicole Stacey presented the report to the Board.

**CONSENT AGENDA**

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9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (06/22/2015) MR. DAVE PAVLOCK, CHAIRMAN, MS. JANICE GILLEY AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 – Request approval of a proposed clarification to LDC Section 13.03.01. (A). Setbacks and accompanying footnotes. (Staff report by Paolo Ghio)

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

Item # 2 - Request for approval of the Resolution for the 2016-2017 Florida Beach Erosion Control Program. (Staff report by Paolo Ghio)

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

B. DEVELOPMENT & LEASING COMMITTEE, (06/22/2015) MS. KAREN SINDEL, CHAIRWOMAN, MS. JANICE GILLEY AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Request by Greg Gordan, Sabine Marina Associates, Inc. – 715 Pensacola Beach Blvd. – to sublease to Randy Johnson, d/b/a R.J.'s Charters, to run a sailing charter business from leasehold property. (Staff report by Robbie Schrock)

**The Committee unanimously approved the request by Greg Gordan, Sabine Marina Associates, Inc. – 715 Pensacola Beach Blvd. – to sublease to Randy Johnson, d/b/a R.J.'s Charters, to run a sailing charter business from leasehold property, paying all applicable percentages and fees, including online reservations.**

C. ADMINISTRATIVE COMMITTEE, (06/22/2015) 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 by Suzanne Blankenship, representing Treehouse Leaseholders' Association, Inc., for a Covenant Revitalization. (Report by Mike Stebbins)

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**The Committee unanimously approved the Covenant Revitalization for Treehouse Leaseholders' Association.**

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

REGULAR AGENDA

10. OLD BUSINESS

Item # 1 - Request by Aaron and Patricia Elmone – Lot 10, Block 4, Santa Rosa Villas - 1769 Ensenada Dos – Request to construct a 4'x 50' pier, and a weighted strap 12'x12' uncovered boatlift. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated the Committee had made a recommendation to deny the request.

Ms. Bohannon stated everyone would have an opportunity to speak, but reminded the Board this item was denied 3-0 at Committee and should be on the Consent Agenda. She stated any motion for denial needed to include the reasons why the request was being denied. She asked if anyone in the audience wanted to speak in favor of the pier, and no one responded.

**Upon motion of Dr. Thomas Campanella seconded by Mr. Dave Pavlock, the Board voted unanimously to deny the request by Aaron and Patricia Elmone – Lot 10, Block 4, Santa Rosa Villas - 1769 Ensenada Dos – to construct a 4'x 50' pier, and a weighted strap 12'x12' uncovered boatlift, due to aesthetics, and that there are no other piers in the area, it would be an obstruction of waterside activities, valuation of property would go down for surrounding neighbors, as well as other reasons listed in previous minutes, where this request has been twice denied. (5-0)**

Item # 2 - Discussion on the adoption of Escambia County's Employee Severance Incentive Program. (Staff report by Executive Director Buck Lee)

**This item was pulled from the agenda per legal advice from the County Attorney.**

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11. NEW BUSINESS

Item # 1 – Discussion on the problem of tents and beach items left overnight on Pensacola Beaches. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on the item and thanked Ms. Schrock for heading up the Beach Ambassador Program. He stated they did a great job, but just requesting visitors and locals to pull their item back to the dune line wasn't working. He is requesting an ordinance be adopted, stating "All items not removed by 7:00 p.m. every evening, will be picked up". He has been contacted by some 501C corporations that would like to re-sell usable items that have been removed. He explained the process of adoption of an ordinance. He stated not only would our Beaches look nicer, it would be safer for our turtles. Mr. Lee asked that all the Beach Ambassadors stand up to be recognized.

Ms. Sindel suggested the pickup time might need to be adjusted in the winter months.

Mr. Lee said this problem doesn't happen as often in the winter.

Mr. Pavlock asked if it would be County Code Enforcement that did the removal.

Mr. Lee stated he thinks Public Works department should be responsible, however the County could decide to have Code Enforcement remove the items.

Ms. Sindel asked how long the SRIA would store the items.

Mr. Lee suggested a 24 hour period for a 501C to come by and pick up items. He does not support anyone coming to get the tent frames for recycling to receive money.

Mr. Ghio suggested using the ordinance as a "warning stick" for the first few months.

Discussion followed regarding a lead-in time for ordinance enforcement, however it was decided that since the ordinance process wasn't quick, that there would be plenty of time to educate the public, with a goal start date of January 1, 2016.

Discussion followed regarding the use of SRIA dumpsters.

**Upon motion of Ms. Karen Sindel seconded by Mr. Dave Pavlock, the Board unanimously approved staff moving forward to work with Escambia County**

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**to develop an ordinance stating all items left on the Beach after 7:00 p.m. will be removed and disposed of, effective January 1, 2016. (5-0)**

12. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

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

B. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board and pointed out the license agreement for the Market on the Beach was attached.

He requested a Special Board Meeting to be held on Monday July 13, 2015 at 5:00 p.m. for the purpose of a client-attorney shade meeting.

He also requested a Special Board Meeting to be held on Wednesday July 22, 2015 at 5:00 p.m. for the purpose of a shade meeting for discussion on the Gale case. This would take place prior to the Committee Meetings.

C. ENGINEER'S REPORT

Mr. Langston submitted his monthly report for the review of the Board. He gave an update on the Sabine Dredging and drainage, as well as the access road to the fishing pier.

Mr. David Forte, Escambia County, was in the audience and stated the plans for the service road were waiting on Gulf Power to complete their project with the primary cable feed and Escambia County has funds ready to complete the project in the fall.

Mr. Pavlock suggested more lighting on the bridge, discussion followed.

D. DEVELOPMENT SERVICES DIRECTOR REPORT

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

Ms. Bohannon questioned if Mr. Ghio was informing people that things are changing at the County level regarding what the definition of a single family residence is, and has concerns that people building the large wedding houses might be liable and lose their life savings.

Ms. Sindel stated the SRIA can't dictate the use of what is built, as long as it is within

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limits.

Much discussion followed.

14. VISITOR'S FORUM

SPEAKER:

David Forte – Escambia County – He gave some updates on projects.

1. Portofino East gateway: traffic calming, updates to crossing and a new sign.
2. The BCC is disabling flashing crosswalks for Blue Angels weekend, and the Flounders flashing crossing will be permanently disabled. The County is working on synchronization with the light.
3. He said he is working on traffic congestion issues with Ron Ellington, and distributed a worksheet to the Board.

Discussion followed.

4. Update on Toll Facility – The BCC approved a contract with Transcor to install a SunPass system. There will be 1 dedicated lane for passes and the toll annual pass can be linked to the SunPass account.

Mr. Pavlock questioned Mr. Forte about additional crosswalks at Peglegs and Portofino.

Mr. Forte stated the requestor could apply for a warrant to install them, or they could request the County install them.

15. BOARD MEMBER'S FORUM

Mr. Pavlock brought up the topic of lease fee reductions. He asked Mr. Stebbins if the SRIA has to initiate the framework for a contract with the leaseholders.

Mr. Stebbins stated in his opinion, there were 2 ways to approach this.

1. Go into every lease and make a permanent amendment, or
2. Create a policy that could change year to year.

Mr. Stebbins stated he has seen no action from the County on an Interlocal Agreement.

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Ms. Bohannon said the County wants the SRIA to figure out how to distribute the reductions, however the County intends on ALL taxpayers receiving the reduction.

Mr. Stebbins agreed that the Master Leaseholders need an incentive to pass on the reduction to a subleasee. He stated a policy needed to be worked on immediately. He also pointed out he didn't have actual numbers yet from the County, so he didn't know how much reduction will be taken.

Ms. Ford offered to talk to each County Commissioner and then consult with Mr. Stebbins on a policy.

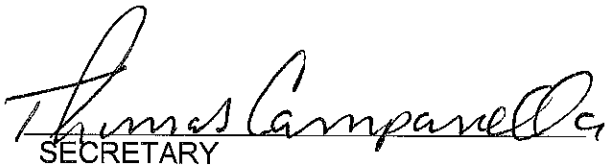
A lengthy discussion followed on the reduction of fees for Commercial Leaseholders, with Ms. Ford stating it would need to be a percentage, not a firm number, since they are all different amounts.

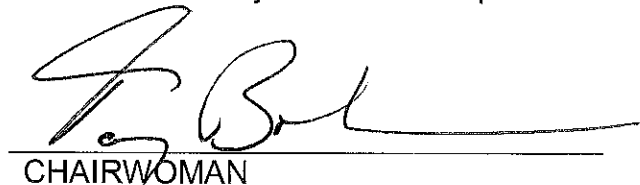
**Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Board unanimously voted to direct staff to work with legal counsel to put a framework together for a lease fee reduction policy. (5-0) The proposed policy will be brought back to the Board for approval when it is ready.**

Mr. Ellington stated the County was in Budget workshop the week of July 13-17, 2015. He stated Jack Brown's intention is for there to be a dollar for dollar reduction for everything the County absorbs.

16. ADJOURN

There being no further business to come before the Board, Chairwoman Bohannon declared the Regular Board Meeting of the SRIA Board adjourned at 6:23 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.)