



**SANTA ROSA
ISLAND AUTHORITY**

**SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JUNE 10, 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

****Special Meeting/ Private Attorney: Client meeting regarding Gale v. SRIA, (in Circuit Court in and for Escambia County, Florida, Case No. 2014 CA 001342) prior to Regular Board Meeting.**

**** BUDGET WORKSHOP IMMEDIATELY FOLLOWING BOARD MEETING***

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday June 10, 2015 beginning at 5:02 p.m. Members in attendance were: Mr. Dave Pavlock, Dr. Thomas Campanella, and Ms. Karen Sindel. Mr. Jerry Watson and Ms. Janice Gilley participated via teleconference, starting at 5:30 p.m. Ms. Tammy Bohannon, Chairwoman, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 05/06/2015)

Upon motion of Mr. Dave Pavlock seconded by Ms. Karen Sindel, the Board unanimously approved the minutes of the Regular Board Meeting (05/06/2015) as presented. (4-0)

5. CHANGES OR ADDITIONS TO AGENDA

Ms. Bohannon announced the agenda items would be addressed out of order, due to the fact that the court reporter was delayed and the attorney-client meeting wouldn't take place until her arrival.

6. ADOPTION OF AGENDA

Upon motion of Ms. Karen Sindel seconded by Mr. Dave Pavlock, the Board unanimously approved the agenda as presented. (4-0)

7. CHAIRWOMAN'S COMMENTS

Ms. Bohannon told the audience they had 3 minutes to speak on a subject and asked

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them to be respectful of time and not duplicate each other's sentiments.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Nicole Stacey presented the report to the Board. She also gave a new handout to Board Members, stating it would be the new format for her report in the future.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (05/27/2015) MR. DAVE PAVLOCK, CHAIRMAN, MS. JANICE GILLEY AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 – Request by Jimmy & Janice Cook – Lot 2, Block B, La Caribe, 6 La Caribe Dr. –to construct an in ground swimming pool with an encroachment of 12.5 'into the 30' (per plat) rear yard setback, including hardscape. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, (05/27/2015) MS. KAREN SINDEL, CHAIRWOMAN, MS. JANICE GILLEY AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Request by Tom Carmichael, C & C Entertainment, d/b/a Capt'n Fun Beach Club – 400 Quietwater Beach Boardwalk # 9 & 11 – For approval of additional seating on the public portion of the Quietwater Beach Boardwalk (approx. 660 SF). (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 2 – Request by Greg Gordan, Sabine Marina Associates – 715 Pensacola Beach Blvd. – to sublease to Beachfire, LLC d/b/a Beachfire BBQ, to operate a restaurant from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 3 – Request by William Martin, d/b/a Crabs – 2 ½ Via de Luna – to sublease to Jeffrey Walton, Sandy Toes Beach Service, LLC, to provide chairs, umbrellas, kayak and paddle board rentals. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

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C. ADMINISTRATIVE COMMITTEE, (05/27/2015) 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.

Upon motion of Ms. Karen Sindel seconded by Mr. Dave Pavlock, the Board unanimously approved the Consent Agenda as amended. (4-0)

REGULAR AGENDA

10. OLD BUSINESS

Item # 1 - Report on derelict piers on Pensacola Beach and review of staff approval process for the construction of all new residential piers. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and explained he and Mr. Stebbins were working on legalities for the proposed letter.

Mr. Stebbins stated he was taking a soft sell approach, letting the homeowners of the identified piers know that the SRIA had completed a survey of the derelict piers and was asking them to remove what is remaining or make plans to rebuild the pier within 60 days.

This item will be held in Committee until the letter is ready for review.

11. ADJOURN FOR SPECIAL MEETING/PRIVATE ATTORNEY: CLIENT MEETING

Mr. Stebbins read the names of the people that would be in attendance in the private meeting, which are as follows: Thomas Campanella, Tammy Bohannon, Dave Pavlock, Karen Sindel, Buck Lee and Mike Stebbins. Ms. Bohannon adjourned the Regular Board Meeting at 5:06 p.m. The shade meeting lasted until 5:19 p.m.

Chairwoman Bohannon reconvened the Regular Board Meeting again at 5:20 p.m.

12. PRESENTATION OF DESTINATION 20/20 – STEVE HAYES, PRESIDENT, VISIT

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PENSACOLA

See attached information.

Ms. Bohannon questioned Mr. Hayes about Visit Pensacola's funding source.

Mr. Hayes stated 95% of their funding came from the TDC and 5% was from private revenues.

Mr. Watson and Ms. Gilley joined the meeting at 5:30 p.m. via teleconference. There was a brief loss of Mr. Watson's connection, however it was regained at 5:42 p.m.

Item # 2 – Request by Bellsouth Telecommunications, LLC to replace existing leases on small parcels (900 SF on Via de Luna & 871.2 SF on Ft. Pickens Rd.) with permanent easements. (Staff report by Paolo Ghio)

Mr. Ghio explained BellSouth is having new surveys drawn of the easements, and stated he would bring this item back to the Board once all the documents were ready for review.

Upon motion of Mr. Dave Pavlock seconded by Ms. Karen Sindel, the Board unanimously voted to table this item until Mr. Ghio has all the documents in place for approval. (5-0)

Item # 3 - Request by Jim Lively, Gulf Breeze High School Boosters, for a \$2,500.00 sponsorship of the Gulf Breeze Summer Classic. (Staff report by Robbie Schrock)

Ms. Schrock gave background on this item and stated \$2,000.00 had been approved at the Committee Meeting, however Dr. Campanella asked for it to be placed on the Regular Agenda.

Dr. Campanella pointed out the donation would come out of this year's budget, and stated the Board should fulfill the \$2,500.00 request.

Ms. Bohannon disagrees and said the Board is looking for reductions, and maintains only \$2,000.00 should be given.

Dr. Campanella stated he thinks this could be the last year any money is given by the SRIA Board.

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Ms. Sindel stated she would agree to the full amount.

Upon motion of Mr. Dave Pavlock seconded by Ms. Karen Sindel, the Board unanimously approved a \$2,500.00 donation to the Gulf Breeze High School Boosters for use on the Gulf Breeze Summer Classic. (6-0)

Item # 4 – Request by Daniel Dugan d/b/a FETCH Dog Treats, to have the SRIA establish a “Market On The Beach”. (Report by Mike Stebbins)

Mr. Stebbins gave the background for this item and stated he recommended the SRIA go out for bids for the license agreement for the use of public land. Another option is for the SRIA to operate the Market, however, based on his experience with the Palafox Market, he wouldn't recommend that choice, due to the amount of manpower the SRIA would have to devote to the project.

Ms. Bohannon stated the Market would be a huge asset, and she doesn't agree that it needs to go out for an RFP, since it is Mr. Dugan's idea.

Ms. Sindell agrees and stated it was a collaborative effort, not just a single person's business.

Mr. Pavlock asked Mr. Stebbins if it would be legal to not go out for an RFP.

Mr. Stebbins stated it wasn't legal in his opinion.

Discussion followed.

Mr. Lee stated he had met with Mr. Dugan, and he thinks it's a great idea. He said it would be from 4 pm-dark, have 20-25 vendors, Mr. Dugan would come off the property and provide tables, etc. He encouraged the Board to consider what the SRIA attorney said, however.

Ms. Bohannon stated if the Board went out for bids, the Market wouldn't take place this season, and asked how this event would differ from the Chamber's “Taste of the Beach.”

Mr. Stebbins stated the “Taste of the Beach” is a single annual event, not a weekly event.

More discussion followed.

Ms. Bohannon asked if language could be put into the license agreement to alleviate Mr. Stebbins' concerns.

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Upon motion of Dr. Thomas Campanella seconded by Ms. Karen Sindel, the Board unanimously approved moving forward with a license agreement for Market on the Beach, including the necessary language that will protect the SRIA, indemnifying and holding harmless. (6-0)

Mr. Lee asked if the agreement was to be brought back to the June Committee Meeting, and Ms. Bohannon said for staff to work with Mr. Stebbins and move this forward.

Ms. Stebbins stated he preferred for the Board to ratify the contract.

Ms. Bohannon stated Mr. Dugan can go ahead and hold his market, subject to the Board ratifying the contract.

13. 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 stated the Bosso's were continuing to pursue their claim.

C. ENGINEER'S REPORT

Mr. Langston submitted his monthly report for the review of the Board. He gave an update on the trolley benches project.

D. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board. He stated he had met with numerous leaseholders regarding the proposed cut-thru(s). He said he has reversed his decision to add any parking, and is tabling the discussion of the cut-thru(s).

Ms. Bohannon stated to the audience, that the Board and staff are listening, and are not moving forward with the project, even though the lots are platted on the beach and in the neighborhood. She said the Pensacola Beach Advocates (PBA) wanted the cut thru(s), and explained the safety issue on Ariola of emergency vehicles being

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unable to pass. She suggested a test on Ariola; pick a section, grade the sand back off the street, and put down Bahama rock to stabilize the shoulders.

Mr. Pavlock suggested 3 possibilities:

- Put limerock down on the South side of the street to stabilize.
- Make Ariola a one-way street.
- Have no parking at all on either side of Ariola.

Discussion followed regarding costs, aesthetics, property values and that some of the homes were landscaped to the road.

Ms. Gilley agreed that a portion of the road is covered in sand, and there were no stabilized shoulders.

Mr. Watson agreed with Ms. Bohannon and Ms. Gilley, not to scrap improvements to the area.

Ms. Sindel stated these were all good suggestions and asked for staff to come back with a plan.

Ms. Bohannon stated she favored directing staff to move forward with making improvements to one block, as a test.

Mr. Lee agreed that no landscaping would be torn up in the test block, staff would grade the sand and put down Bahama rock.

Dr. Campanella stated there are enforcement issues as well as illegal landscaping on Ariola. He stated the Board is trying to help the leaseholders.

Discussion followed regarding more "No Parking" signage and stronger enforcement of no parking on the North side.

Ms. Bohannon prefers for both sides of the road to be stabilized.

SPEAKERS:

Daniel Pace – He talked about the quality of life on Pensacola Beach, and complained about the traffic on Ft. Pickens Road. He suggested a flexible toll.

Jeanette Post – She waived her right to speak, and appreciates no added parking on Ariola.

Paula Matthews – She waived her right to speak, since no parking was being added

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to Ariola.

Ben Clabaugh – He asked what “tabling” a discussion means.
Ms. Bohannon told Mr. Clabaugh that the Board is not moving forward with the idea (cut-thru(s) and additional parking on Ariola) at this time, and would make sure proper notification was given if that changes.

Mr. Clabaugh thanked the Board for listening and stated he is happy about the “no parking” enforcement.

Mr. Pavlock encouraged everyone to read the Island Times to stay updated.

Kristin Stewart – She waived her right to speak, but thanked the Board.

Karin Zimmerman – She stated more signage was needed on Ariola,

Mr. Lee told her that Charlie Morgan, Public Works Director, was going to meet with Lt. Forte to address more signage in the area.

Shannon Marcus – She waived her right to speak.

Barry Goodson – He stated until Pensacola Beach becomes privatized, it belongs to Escambia County. He thinks most people try to obey the laws but agrees they should be towed if they park illegally. He stated we need more enforcement. He said he has brought up the idea of shoulder stabilization 5 times to Commissioner Robinson. He stated the Island has infrastructure problems and until they are fixed, we can't take more visitors.

Tommy Chavis – He complained about the house being built next door to him, it's too large and will be rented out to very large parties.

Discussion followed regarding very large houses being built in residential areas.

Mr. Ghio explained the houses have to be constructed to fit the lot, and enough parking has to be available prior to approval being granted.

Liz Hewson – She stated the PBA requested the cut-thru(s), not the extra parking. She said emergency vehicles need a minimum width of 12 feet to pass on Ariola, and tonight there was only 10 feet open. She stated she is zoned Low Density Residential (LDR), and allowing houses to be constructed that sleep 40 people, isn't LDR.

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14. VISITOR'S FORUM

SPEAKER:

Carl Zemenick – He stated lease fees should be eliminated and the inequality in residential lease fees is a problem. He said cutting fees 50% across the board wasn't fair. He said he pays \$1700 a month at Portofino, and that wouldn't be fair if someone only pays \$300 a year somewhere else.

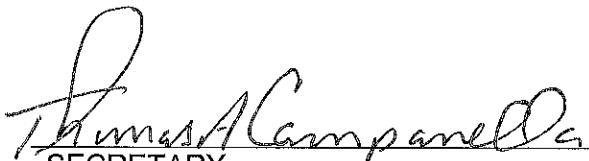
Mr. Pavlock explained the SRIA had no control over what Master Leaseholders charged their sublease, the SRIA would only be able to cut the Master Leaseholder's fees.


Ms. Bohannon explained there are many leaseholders that fall under Master Leases that may not see any relief from lease fees.

15. BOARD MEMBER'S FORUM

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 6:51 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.)