



**SANTA ROSA
ISLAND AUTHORITY**

BOARD MEMBERS

Thomas Campanella
Chairman
Jerry Watson
Vice Chairman
Karen Sindel
Secretary Treasurer
Janice Gilley
Acting Secretary Treasurer
Tammy Bohannon
Member
Brigitte Brooks
Member

**SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
MARCH 8, 2017
5:00 P.M.**

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday March 8, 2017 beginning at 5:05 p.m. Members in attendance were: Mr. Jerry Watson, Ms. Karen Sindel, Ms. Tammy Bohannon, Ms. Brigitte Brooks and Chairman Thomas Campanella. Ms. Janice Gilley was absent. Dr. Thomas Campanella, Chairman, led the Pledge of Allegiance followed by a moment of meditation.
4. **APPROVAL OF MINUTES (Regular Board Meeting – 2/08/2017)
(Special Board Meeting – 2/22/2017)**

Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Board unanimously approved the minutes of the Regular Board Meeting (02/08/2017) as presented. (5-0)

Upon motion of Ms. Karen Sindel seconded by Ms. Brigitte Brooks, the Board unanimously approved the minutes of the Special Board Meeting (02/22/2017) as presented. (5-0)

5. **CHANGES OR ADDITIONS TO AGENDA**

Dr. Campanella added one item to the Regular Agenda, New Business; Approval for John Ehrenreich to sell his Master Lease for Bonifay Water Sports.

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson the Board unanimously approved the addition of the item to New Business. (5-0)

6. **ADOPTION OF AGENDA**

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

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7. CHAIRMAN'S COMMENTS

Dr. Campanella reminded the audience they needed to sign up to speak on an item prior to the discussion of that item, and that three minutes were allowed for speakers. He also told the audience there is a Visitor's Forum at the end of the meeting open to speakers on any subject.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Alison Westmoreland gave the report for the VIC.

Dr. Campanella announced Ms. Westmoreland's new positions, Director of the Pensacola Beach Visitor's Center and Director of the Pensacola Beach Chamber of Commerce.

9. UPDATE BY LESLIE PERINO, EW BULLOCK

Ms. Perino gave an update, see attached.

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

Mr. Forte asked if there were any questions on the congestion management project. He said he was presenting it to the Escambia County Board of County Commissioners on Thursday, March 9, 2017. He stated the presentation is a lengthy power point presentation, and invited the SRIA Board to attend.

Discussion followed regarding the congestion management plan.

CONSENT AGENDA

11. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (2/22/2017) MS. BRIGETTE BROOKS, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MR. JERRY WATSON, MEMBERS

Item # 1 – Request by Kevin Hubbard – 1 Calle Traviesa Dr. – Lot 1, Block 5, Santa Rosa Villas – to construct an in ground swimming pool with an encroachment of 25' into the side yard setback (Via de Luna side) and 5' into the rear yard setback. (Staff report by Paolo Ghio)

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The Committee unanimously approved staff's recommendation.

Item # 2 - Approval of Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2017 Turtle Monitoring Season. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 3 - Approval of Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2017 Shorebird Monitoring i.e. Piping Plover. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 4 - Update on Capital Improvements for Pensacola Beach. (Staff report by Paolo Ghio)

The Committee unanimously approved Executive Director Ghio's Capital Improvement Plan as presented.

B. DEVELOPMENT & LEASING COMMITTEE, (2/22/2017) MR. JERRY WATSON, CHAIRMAN, MS. KAREN SINDEL AND MS. JANICE GILLEY, MEMBERS

Item # 1 – Request approval to postpone the Break-N-Waves festival to 2018. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 2 – Request by Matt LaFon, Casino Beach Bar & Grille – 41-A Ft. Pickens Rd. – to rename the taco business Beachin' Burrito Co. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 3 – Request by Greg Gordan, Sabine Marina – 715 Pensacola Beach Blvd. – to sublease to Craig Mullins, Heads N Scales Fishing Charters, LLC, to operate a Charter fishing business from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

C. ADMINISTRATIVE COMMITTEE, (2/22/2017) MS. JANICE GILLEY, CHAIRWOMAN, MS. TAMMY BOHANNON AND MS. BRIGETTE BROOKS, MEMBERS

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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 Charles Tugwell/Jim Vick, Pensacola Beach Elks Lodge #493, for a \$1,000.00 sponsorship for their charity golf tournament. (Staff report by Robbie Schrock)

The Committee unanimously approved the request by Charles Tugwell/Jim Vick, Pensacola Beach Elks Lodge #493, for a \$1,000.00 sponsorship for their charity golf tournament, to be held May 5, 2017 at Tiger Point Golf Course.

Upon motion of Ms. Karen Sindel seconded by Ms. Brigette Brooks, the Board unanimously approved the Consent Agenda as presented. (5-0)

REGULAR AGENDA

12. OLD BUSINESS

Item # 1 – Request by Alice Curtis – 304 Via de Luna Dr. – to renew her lease for an additional 99 years. (Staff report by Robbie Schrock) (Referred from the February 22, 2017 Committee Meeting)

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

Ms. Bohannon said she reached out to Ms. Curtis as “one leaseholder to another” and explained her options to her, encouraging her to talk to Chris Jones’ office.

**Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board unanimously approved the request by Alice Curtis – 304 Via de Luna Dr. – to renew her lease for an additional 99 years, under like covenants, provisions, and conditions.
(5-0)**

Item # 2 - Approval to award the bid for the Sharp Point and Baby Beach Nourishment Project. (Staff report by Selection Review Committee Member, Karen Sindel)

Ms. Sindel gave the background on the item and stated the selection review committee recommends acceptance of the bid by BKW, Inc, for \$180,463.48.

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Upon motion of Ms. Tammy Bohannon seconded by Mr. Jerry Watson, the Board unanimously approved acceptance of the bid by BKW, Inc, for \$180,463.48 for the Sharp Point and Baby Beach Nourishment project. (5-0)

The following item was added at the beginning of the meeting:

13. NEW BUSINESS

Item # 1 – Approval of the request by John Ehrenreich to sell his Master Lease for Bonifay Water Sports. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item.

Ms. Bohannon stated there was a short time left on the lease and questioned if the use would be the same as it is currently.

Dr. Campanella stated the use is specified in the lease.

SPEAKER:

Robert Rinke – He stated for the next 2-3 years he planned on keeping the operations similar to what they are now, but doesn't think the property is being utilized at the highest and best use. He said he would be coming back in the future to ask for a general commercial lease for a longer period of time, in order to build something that's aesthetically pleasing for the entrance of the Beach. He plans on cleaning up the property.

A brief discussion was held on the lease fee, with Ms. Ford explaining the amount.

Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Board approved the request by John Ehrenreich to sell his Master Lease to Beach to Bay/Robert Rinke. (4-1) Dr. Campanella voted in the negative.

Dr. Campanella pointed out the Island is limited on concessions, and has concerns that Mr. Rinke will want zoning changes in order to put a boutique style hotel on the leasehold. He said he loves the view as it is now, and would hate to see it obstructed.

14. REPORTS

A. ATTORNEY'S REPORT

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

B. ENGINEER'S REPORT

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

C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board. There was a brief discussion about trolleys.

15. VISITOR'S FORUM

16. BOARD MEMBER'S FORUM

17. ADJOURN

There being no further business to come before the Board, Chairman Campanella declared the Regular Board Meeting of the SRIA Board adjourned at 5:56 p.m.



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.)