



**SANTA ROSA  
ISLAND AUTHORITY**

**BOARD MEMBERS**

Dave Pavlock  
Chairman

Thomas Campanella  
Vice Chairman

Jerry Watson  
Secretary Treasurer

Karen Sindel  
Acting Secretary Treasurer

Janice Gilley  
Member

Tammy Bohannon  
Member

**SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
MARCH 9, 2016  
5:00 P.M.**

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday March 9, 2016 beginning at 5:05 p.m. Members in attendance were: Dr. Thomas Campanella, Mr. Jerry Watson, Ms. Karen Sindel, Ms. Tammy Bohannon and Ms. Janice Gilley. Mr. Dave Pavlock, Chairman, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 2/10/2016)  
(Special Board Meeting – 2/24/2016)

**Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Board unanimously approved the minutes of the Regular Board Meeting (2/10/2016) and the Special Board Meeting (2/24/2016) as presented. (6-0)**

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

**Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board unanimously approved the agenda as presented. (6-0)**

7. CHAIRMAN'S COMMENTS

Mr. Pavlock thanked Ms. Bohannon for serving on the RESTORE Committee, and reminded the Board members of the town hall meeting on Monday, March 14.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Nicole Stacey presented the report to the Board. She read a letter from a happy snowbird and invited everyone to the St. Patrick's Day pub crawl.

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CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (2/24/2016) MS. KAREN SINDEL, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 - Request by K. Scott Smith – 246 Sabine Dr.- Lot 49, Block B, Villa Sabine, – to construct a 38' x 12' in ground swimming pool with an encroachment of 16' into the rear yard setback. (Staff report by Paolo Ghio)

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

Item # 2 - Request by Chad Rich – 134 Siguenza Dr.- Lot 20, Block B, Villa Sabine, – to construct a 32' x 16' in ground swimming pool with an encroachment of 28' into the rear yard setback. (Staff report by Paolo Ghio)

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

Item # 3 - Request by Jack Womack – 1044 Ft Pickens Rd. , Lafitte Cove II, – to construct a 26' x 13' in ground swimming pool with an encroachment of 20' into the rear yard setback. (Staff report by Paolo Ghio)

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

Item # 4 - Request by Glasgow Rental, Inc. – 1003 Panferio Dr.- Lot 7, Block 27, Villa Segunda, – to construct a 28' x 12' in ground swimming pool with an encroachment of 15' into the rear yard setback. (Staff report by Paolo Ghio)

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

B. DEVELOPMENT & LEASING COMMITTEE, (2/24/2016) DR. THOMAS CAMPANELLA, CHAIRMAN, MS. KAREN SINDEL AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Request by Club CoCo to allow Jim Vassar, Tiki Golf d/b/a EV Innovations – 2 Via de Luna – to add the sale of beer and wine to the current sublease. (Staff report by Robbie Schrock)

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

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Item # 2 – Request by Club Coco and Jim Vassar, Tiki Golf d/b/a EV Innovations – 2 Via de Luna – to sub-sublease to Vickie Dobard, d/b/a Blue Water Interiors, operating retail sales, design consulting business, and event planning service from leasehold property. (Staff report by Robbie Schrock)

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

C. ADMINISTRATIVE COMMITTEE, (2/24/2016) MS. JANICE GILLEY, CHAIRWOMAN, MS. TAMMY BOHANNON AND MR. JERRY WATSON, 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 Santa Rosa Villas Townhouse Association, to approve a joinder for revitalization. (Report by Mike Stebbins)

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

**Upon motion of Ms. Janice Gilley seconded by Mr. Jerry Watson, the Board unanimously approved the Consent Agenda as presented. (6-0)**

REGULAR AGENDA

10. OLD BUSINESS

Item # 1 - Approval of the bid for the sale/lease of public property located adjacent to the current ECUA water storage tank for reclaimed water storage tank. (Report by Paolo Ghio)

Mr. Ghio read the background for the item. He stated they had chosen the best qualified bid. (They only received 1 bid.) He stated the ECUA lawyer would be drawing up the lease, if approved by the Board.

Mr. Watson commended staff on obtaining the bid.

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**Upon motion of Ms. Tammy Bohannon seconded by Dr. Thomas Campanella, the Board unanimously approved the bid by ECUA in the amount of \$180,000.00 for the sale/lease of public property located adjacent to the current ECUA water storage tank for reclaimed water storage tank. (6-0)**

11. REPORTS

A. ATTORNEY'S REPORT

Mr. Stebbins submitted his report for the review of the Board. A brief discussion followed regarding the handling of defaults.

B. ENGINEER'S REPORT

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

SPEAKER:

David Forte – Escambia County Project Manager – He stated the traffic calming project construction has begun, and it is a 120 day contract. It will be shut down Memorial Day Weekend. He stated a toll plaza update would be released in the next few days.

A discussion followed regarding the access road, the Bob Sikes bridge, and the bumps on Via de Luna.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board. He requested the Board be present at the town hall meeting on the 14<sup>th</sup> of March. He said the emphasis will be on the SRIA, not Escambia County, and that a 3 question survey had been written up to pass out at the meeting. He explained an email address had been established dedicated for the responses about the SRIA.

SPEAKER:

Lt. Frank Forte – He stated his deputies were enforcing the open container law and he was bringing in extra people to work Spring Break.

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12. VISITOR'S FORUM

SPEAKER:

Scott Holland – He told the Board about a client of his that owns 2 lots in Villa Sabine that wants to combine them to build an addition. He stated Mr. Ghio had told him his client couldn't do that, but that Escambia County Planning and Zoning said there was nothing in the land Development Code to prevent the construction.

Mr. Stebbins stated his main concern are the units that would be freed up if the lots were combined. He said the SRIA doesn't have a policy on how to re-distribute the units. He recommended against the combining of the lots. He stated a person can make a request, staff can vet the request, and the Board can still say no, without any new policy in place.

Discussion followed.

Ms. Gilley said the Board can make decisions based on the General Covenants and Restrictions, even if it seems contrary to the LDC, if the Board feels it changes the "complexion" of the neighborhood.

Mr. Ghio said he tried to work with the homeowner on alternative solutions.

13. BOARD MEMBER'S FORUM

Ms. Bohannon stated she had met with Mr. Ghio and was impressed by the job he was doing.

Mr. Ghio said he has seen a "spirit of commitment" within the staff and Board, and feels the BCC is looking to the SRIA for action. He stated he would like to make a commitment to the Board, the staff, the BCC and the leaseholders, by becoming the Executive Director as well as the Director of Development Services. He requested the approval of the Board.

Ms. Gilley stated there would be no "going back" to just Development Services if this didn't work out. She voiced concerns over not having gone through the busy season yet, with the other 2 departments working for the County. She had questions about the financial ramifications, as the SRIA is still paying Mr. Lee.

Ms. Bohannon stated Mr. Ghio works everyday with Development Services and the

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County, and that he is trying to cut expenses.

**Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board unanimously approved increasing Mr. Ghio to the top grade of Executive Director with a 20% pay increase, effective March 10, 2016. (6-0) Ms. Ford will send the Board the figures associated with this increase in salary.**

There was a brief discussion about the new open container ordinance and the heavy use of signage in the core area.

Mr. Pavlock reminded the Board of the Special Meeting on March 30, 2016, following the Committee Meetings. He asked them to be prepared to discuss budget thoughts/concerns as well as the possibility of a MSBU or MSTU.

Ms. Bohannon asked if the Board could get a preliminary budget a month early this year.

Mr. Ghio said he couldn't speak for Ms. Ford (she had left the meeting), but he would work towards that.

Ms. Sindel stated she wanted to see the budget as well as the actuals.

Dr. Campanella said the Board needs to know how much the County is going to participate, and how they are paying for Public Works and Public Safety. He stated he wants to know how much the County is going to support the Island with his tax dollars.

Ms. Sindel wants to know what the County is not going to pay for.

Mr. Pavlock said the town hall meeting (March 14, 2016) will give the Board some more direction.

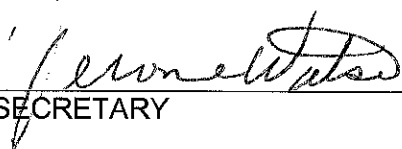
Ms. Bohannon encouraged her fellow Board Members to call each of the County Commissioners.

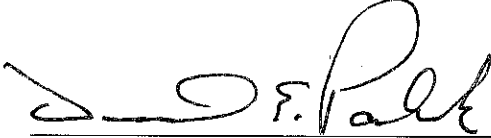
Brief discussion followed on the dog parks.

14. ADJOURN

There being no further business to come before the Board, Chairman Pavlock declared the Regular Board Meeting of the SRIA Board adjourned at 6:35 p.m.

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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.)