



**SANTA ROSA
ISLAND AUTHORITY**

**SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
OCTOBER 11, 2017
5:00 P.M.**

BOARD MEMBERS

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

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday October 11, 2017 beginning at 5:02 p.m. Members in attendance were: Ms. Karen Sindel, Ms. Brigette Brooks, Ms. Janice Gilley, Mr. Jerry Watson, Ms. Tammy Bohannon and Chairman Thomas Campanella. Dr. Thomas Campanella, Chairman, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 913/2017)

Upon motion of Mr. Jerry Watson seconded by Ms. Tammy Bohannon, the Board unanimously approved the minutes of the Regular Board Meeting (09/13/2017) as presented. (6-0)

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

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

7. CHAIRMAN'S COMMENTS

He reminded speakers that there are request forms to be filled out prior to speaking on any Regular Agenda item.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

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

A brief discussion followed regarding the Songwriter's Festival being shut down due to Hurricane Nate.

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9. UPDATE BY DAVID FORTE, DIVISION MANAGER, PUBLIC WORKS
DEPARTMENT, ESCAMBIA COUNTY

Mr. Forte said he would be happy to answer any questions about his report.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (9/27/2017) MS. BRIGETTE
BROOKS, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MR. JERRY
WATSON, MEMBERS

Item # 1 – Request by Following Seas 1107, LLC – 1007 Ariola Dr.– Lots 7 & 8, Block
8, Villa Segunda, – to construct an 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, (9/27/2017) MR. JERRY WATSON,
CHAIRMAN, MS. KAREN SINDEL AND MS. JANICE GILLEY, MEMBERS

Item # 1 – Request by Beach Club to exercise a 99 year extension of their Amended
and Restated Master Lease. (Staff report by Mike Stebbins)

**The Committee unanimously approved holding this item in Committee until the
October 25, 2017 Committee Meeting, for further review.**

Item # 2 – Request by Jeffory & Ellen Hunt – 917 Via de Luna Dr. – to renew their
residential lease for an additional 99 year period. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

C. ADMINISTRATIVE COMMITTEE, (9/27/2017) 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.

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

REGULAR AGENDA

11. OLD BUSINESS

Item # 1 – Request by Emerald Isle to exercise a 99 year extension of their Amended and Restated Master Lease. (Staff report by Robbie Schrock)

Ms. Schrock gave the report and stated staff and legal recommended approval of the proposed lease extension amendment.

Upon motion of Ms. Karen Sindel seconded by Ms. Brigette Brooks, the Board approved the request by Emerald Isle for a 99 year lease extension (2148) and after the expiration of the second 99 year extension there would be only one additional extension of 40 years (2188) beyond this second 99 year extension, which would be subject to terms and conditions agreed upon by the parties; and to revise the second paragraph of Section XVI to read at the beginning: “*Additionally, Lessee hereby agrees to indemnify, defend and hold harmless Lessor . . .*” rather than the current language, which reads: “*Additionally, Lessee hereby agrees to indemnify and save harmless Lessor . . .*”. (5-1) Ms. Bohannon voted in the negative.

Item # 2 – Discussion/approval regarding additional parking lots as identified by Escambia County. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item.

Ms. Bohannon made a motion to approve the request subject to the 2 striped areas be zoned preservation and the lot not going further south than on the rendering. Ms. Sindel seconded, but later withdrew her second.

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Positive discussion followed regarding the proposed zoning change and parking lot by the Sheriff's substation. All members like the idea of the property being zoned Preservation/PB.

Ms. Sindel asked if all three proposed items were going to be under one vote, or could they be separated.

Mr. Ghio stated the parking lot plans could be one vote, and the zoning could be another vote.

Ms. Bohannon questioned item #3 (6 lots near fire station to one large public lot), would the zoning be in perpetuity, or could it be changed later if need be? She thought the property was zoned government/civic, and stated there had been talk in the past of moving the SRIA building to that location.

Mr. Ghio said he had spoken with some of the neighbors, and wanted them to be comfortable with a parking lot there, thus the Conservation/Recreation zone request.

Dr. Campanella agreed the two parking areas (Sheriff's substation & 6 lots near fire station) needed to be separated for discussion, as people have spoken out against the proposed lot near the fire station.

Mr. Watson asked how many parking spots the 6 lot proposal would offer and was told 168.

Discussion followed.

Mr. Ghio pointed out the proposed cut-thru near the Casino Parking Lot exit, allowing cars to cut over 3 lanes and go back into the parking lot is a safety issue and feels like it should be removed.

Lt. Forte agreed the cut-thru is a bad idea, he said there would be many accidents and it would cause more backup in Casino Parking Lot.

Mr. Ghio then explained the 6 parcel proposed parking lot (by fire station) zone change requirements, i.e. noticing, signage and public hearings.

It was decided to separate the 2 zoning requests for voting purposes, as many concerns were raised regarding the 6 parcel parking lot discussions.

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Ms. Sindel suggested not moving forward with approval of the 6 parcel parking lot at this time, she wanted more information on the item.

Ms. Gilley said she isn't against having that lot, and a bike share could work great there.

Mr. Ghio pointed out that none of the lots in that area are public lots, as this one would be, and it would help parking at Baby Beach. He stated it is only for daytime parking, with no lights and it would be a pervious surface.

More discussion followed regarding the current zone of the parcels and the proposed zoning change.

Upon amended motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board approved staff's recommendation pertaining to #'s 1 & 2, which includes the parking lot design for the area near the Sheriff's substation, as well as moving forward with the zoning process for that area to make it Preservation/PB. They are not in favor of the proposed ingress in Casino Beach, due to safety concerns raised by Lt. Forte, Escambia County Sheriff's Officer. (5-1) Thomas Campanella voted in the negative.

No action was taken on Item #3, the 6 parcel parking lot near the fire station.

Mr. David Forte said there were 3 design phases and if the re-zoning was approved, he would bring back 60% and 90% designs to the SRIA Board. He also stated he wanted to do a presentation in early 2018 with the traffic people, as they are installing a new wireless system in a new signal cabinet.

12. REPORTS

A. ATTORNEY'S REPORT

Mr. Stebbins was absent from the meeting.

B. ENGINEER'S REPORT

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

Ms. Gilley asked if they were present at the Triumph funds meeting.

Mr. Huggins said perhaps Mr. Waite was present, he would check on it.

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Ms. Gilley gave a brief update and was asked to bring Mr. Ghio up to date on the process.

A brief discussion followed on the access road and multi-use path to the Grand Marlin.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

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

Ms. Bohannon complimented Mr. Ghio and staff on how well the hurricane exercise went with Nate.

Ms. Sindel praised the information Mr. Ghio disseminated during the storm.

13. VISITOR'S FORUM

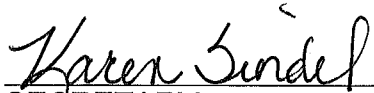
14. BOARD MEMBER'S FORUM

Ms. Gilley asked about the ECUA spill, and Mr. Ghio explained what happened.

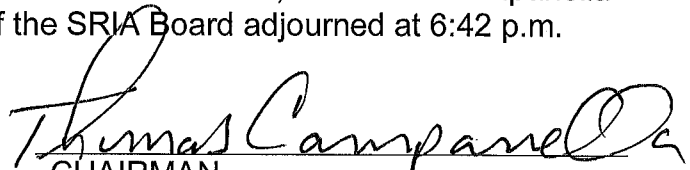
A discussion followed on some suggested procedural changes in regards to who is allowed on the Island during an evacuation and the sharing of information between agencies during a storm.

15. ADJOURN

There being no further business to come before the Board, Chairman Campanella declared the Regular Board Meeting of the SRIA Board adjourned at 6:42 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.)