



**SANTA ROSA  
ISLAND AUTHORITY**

**BOARD MEMBERS**

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

**SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 12, 2018  
5:00 P.M.**

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday September 12, 2018 beginning at 4:58 p.m. Members in attendance were: Ms. Karen Sindel, Ms. Tammy Bohannon, Dr. Thomas Campanella and Ms. Brigette Brooks, Ms. Janice Gilley and Mr. Jerry Watson. Mr. Watson, Chair, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 8/8/2018)

**Upon motion of Ms. Janice Gilley seconded by Ms. Karen Sindel, the Board unanimously approved the minutes of the Regular Board Meeting (8/8/2018) 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. Watson welcomed everyone, and said it was great to have the entire Board together tonight. He told Ms. Gilley she had been in all our prayers. He asked all present to keep the East Coast in their thoughts and prayers, as Hurricane Florence approaches.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

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

Mr. Watson pointed out there had been a lot of rain.

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 12, 2018  
5:00 P.M.

Ms. Westmoreland said that visitors still come in to the VIC, asking what they could do on rainy days.

Ms. Sindel asked if the VIC gathers ferry information, such as were they riding it, or were they aware of the ferry?

Ms. Westmoreland said they didn't currently, but could certainly start. She said they did have ferry rack cards on display.

Ms. Westmoreland invited all present to the Taste of the Beach, Saturday, September 15, at Casino Beach.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, DR. THOMAS CAMPANELLA, CHAIRMAN, MS. KAREN SINDEL AND MS. JANICE GILLEY, MEMBERS

Item # 1 – Request by Robert Rinke, Beach to Bay, LLC, on behalf of Robert Babcock, d/b/a Premier Adventure Park – 460 Pensacola Beach Blvd. – to add a zip-line course, and a splash pad to the existing amenities, also, refurbish the go-cart track, landscape, improve lighting, and the parking area. (Staff report by Paolo Ghio)

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

B. DEVELOPMENT & LEASING COMMITTEE, MS. TAMMY BOHANNON, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MS. BRIGETTE BROOKS, MEMBERS

Item # 1 – Discussion on the non-renewal of Master Leases that do not pass along the lease fee reduction to their sub-lessees. (Report by Tammy Bohannon)

**No action taken, discussion item only.**

Item # 2 – Request by Jim Reeves, PB RV Resort – 17 Via de Luna Drive – to change the name of the approved sublease on the property, from "Tiki House" to "Island Culture Tiki Bar". (Staff report by Paolo Ghio)

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

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 12, 2018  
5:00 P.M.

Item # 3 – Request by Greg Gordon, Sabine Marina Associates – 715 Pensacola Beach Blvd. – to sublease to Bruce Wooten, d/b/a Twisted Sailing, to operate a charter boat business from leasehold property. (Staff report by Paolo Ghio)

**The Committee unanimously approved staff's recommendation, including the language, "regardless of where or how the reservations/revenues were generated" to the approval.**

C. ADMINISTRATIVE COMMITTEE, MS. KAREN SINDEL, CHAIRWOMAN, MR. JERRY WATSON AND MS. TAMMY BOHANNON, 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 Dr. Thomas Campanella seconded by Ms. Karen Sindel, the Board unanimously approved the Consent Agenda as presented. (6-0)**

REGULAR AGENDA

10. OLD BUSINESS

Item # 1 – Evaluation of the progress of the ROW clearing and update on leaseholder meeting. (Staff report by Paolo Ghio)

Mr. Ghio gave an update and showed a Power Point presentation. He said he's been encouraged by the response, and talked about mature trees and the necessity of a clear zone, suggesting 8' from the edge of the asphalt. He asked the Board to take action on 2 items regarding the clearing of the ROW, how far back mature trees need to be from the edge of the asphalt in order to be considered safe, and permission to bring in Escambia County Code Enforcement, starting the week of Sept. 17, 2018. He said his goal is to start on Ariola Dr. and do 1 block, then go to Panferio Dr. and do another block, going back and forth.

Jeff Huggins, BDI, stated he wanted to come out and look at the clear zone, regarding mature trees. He stated typically, anything over 4" high and 4" in diameter would need to be removed.

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 12, 2018  
5:00 P.M.

Dr. Campanella agreed BDI needs to evaluate the mature trees and the clear zone, but feels 8' would be fine, if the speed limit was adhered to.

Ms. Brooks asked if the original notice to leaseholders excluded anything from being removed from the ROW.

Mr. Ghio told her no, nothing was excluded from removal, but that addressing mature trees had been brought up in the last Board Meeting.

Ms. Brooks agreed that 8' seems like a reasonable space to have between mature trees and the edge of the asphalt.

Ms. Bohannon pointed out that typically if you take a tree out, per code you have to replace it. She asked if the County had to follow that rule, or if they were exempt from it.

Mr. Ghio said he wasn't sure, but that a tree that was removed from the ROW could be relocated on leaseholder property.

Ms. Bohannon asked if a tree had been there for 50 years, the leaseholder says they didn't plant it, and they don't want to remove it, what would be the SRIA's response?

Mr. Ghio said it would be up to the County, as it's their ROW.

Ms. Bohannon agreed to the 8' space, as well.

Mr. Gilley doesn't want to cut any trees down, especially if it's been around for 50 years. She said that the Island didn't have many trees as it is.

Mr. Ghio agrees with her sentiment, however he encouraged the Board to be practical in finding a middle ground, regarding Public Safety and adequate access.

Ms. Sindel agreed with the 8' space, and stated we need to stick to clearing the ROW of everything else. She thinks the tree issue needs to be addressed at a later time, perhaps case by case.

Mr. Ghio wants to use BDI to help determine the line of sight.

Mr. Watson feels strongly about being consistent with all leaseholders regarding removal of items in the ROW. He pointed out this is important for Public Safety.

Mr. Stebbins stated any action taken should be subject to concurrence with the County and BDI.

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 12, 2018  
5:00 P.M.

Ms. Bohannon wants these 3 items to be addressed:

1. Who bears the expense of removal of a tree in the County's ROW?
2. She said no new trees should be permitted to be planted in the ROW, and should be pulled immediately if planted.
3. Would the County be required to do a tree replacement in case of a removal from the ROW?

Ms. Brooks asked how many leaseholders had asked for an extension, and what was the reason for asking? She's concerned that only about 50% of leaseholders have been compliant.

Mr. Ghio said he and Ms. Forte had heard from about 6 leaseholders, either in writing or by phone, asking for more time, as most of them didn't live on the leasehold property.

Discussion followed regarding Code Enforcement action, and that they would be doing the noticing to non-compliant leaseholders.

Mr. Ghio agreed that the trees could be addressed at a later date.

**Upon motion of Ms. Karen Sindel seconded by Ms. Brigitte Brooks, the Board unanimously approved for Mr. Ghio to move forward with engaging Code Enforcement to begin enforcing the clearing of the ROW's. (6-0)**

## 11. REPORTS

### A. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board. He pointed out that on page 3 of his report, there is a new lease termination case, which he expects will be resolved quickly by the leaseholder.

### B. ENGINEER'S REPORT

Mr. Huggins submitted his report for the review of the Board. He stated the multi-use path was near substantial completion.

Dr. Campanella asked about the dates for construction of the parking lots (Sheriff's substation & old VIC) and the access road.

Mr. Huggins said they had gotten 60% comments back on the access road, and it

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 12, 2018  
5:00 P.M.

was going back to the County.

Mr. Ghio said the old Vic would be demolished the second week of October and the parking lots would go under construction at that time.

Ms. Brooks asked about the status of the mobi-mats.

Mr. Huggins said they were still in permitting with the State DEP. He said they had applied for two different permits, one for mobi-mats and to replace dune walkovers at some flat dune areas, and another for mobi-mats to be used on Casino Beach, by the ramps near the Pavilion.

Mr. Watson asked if they met the handicapped requirements.

Mr. Huggins assured him they were ADA compliant.

Ms. Gilley stated she had received lots of compliments on the multi-use path.

#### C. DEVELOPMENT SERVICES DIRECTOR REPORT

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

#### 12. VISITOR'S FORUM

##### Speaker:

Terry Preston – She asked if Code Enforcement would be sent to other streets besides Ariola and Panferio.

Mr. Ghio told her they would be sent anywhere there was a Public Safety concern.

Ms. Preston encouraged everyone to attend the COW meeting at the BOCC on Thursday morning. She said she hopes Commissioner Bergosh asks for the SRIA Board's opinion. She said that he intends to direct the SRIA on how to handle leases in the future. She said leaseholders are not in favor of this, and that Chris Jones said leaseholders hadn't been paying their fair share of taxes. She pointed out the Island ran fine without BOCC interference in the past and we could certainly do it again.

#### 13. BOARD MEMBER'S FORUM

Ms. Sindel stated everyone needed to look at the presentation Commissioner Bergosh plans on sharing at the COW. She said it appears to her that they are trying

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 12, 2018  
5:00 P.M.

to dictate to the SRIA what we will do moving forward. She pointed out that if there is a call to action, the SRIA Board will need guidance from Mr. Stebbins quickly on "what can we do, what can't we do, and can the BOCC dictate to us what we have to do?"

Ms. Bohannon said there are laws and statutes to consider, people have rights and also a contract!

Mr. Stebbins said it's a contractual issue. He stated the Special Act makes the SRIA fairly autonomous in the decisions you have to make regarding any type of lease renewal. The BOCC can ask and make recommendations, but leases are contracts. He said he thinks there are 2 exceptions where the County can step in on a certain matter. He said there are some things you can't do to lease, without concurrence from both parties.

Ms. Sindel asked if the BOCC can tell us that we can't renew any leases, effective tomorrow?

Mr. Stebbins said he doesn't believe so. He said he would review to be clear on the two exceptions in the Special Act.

Discussion followed.

Ms. Bohannon asked when the County is going to start doing the tax refunds.

Ms. Sindel said there are internal talks going on, but they are working on the budget, so it's not at the top of their list.


Ms. Bohannon asked about single family refunds, and was told by Dr. Campanella it most likely won't happen, unless a lawsuit was brought against them.


Ms. Sindel encouraged everyone to attend the meeting, if they possibly could, and if not, then encouraged emails and phone calls. She said everyone needs to make their voices heard.

#### 14. ADJOURN

There being no further business to come before the Board, Chair Watson declared the Regular Board Meeting of the SRIA Board adjourned at 5:52 p.m.

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 12, 2018  
5:00 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.)